

**CHAPTER 6**  
**PUBLIC SERVICES AND UTILITIES**



## **6.0 PUBLIC SERVICES AND UTILITIES**

This chapter addresses public services and utilities required to serve the proposed project. These services and utilities include water supply, treatment and conveyance; wastewater treatment and conveyance; electricity, gas, and energy; parks and recreational facilities; and other County and community services including schools, fire protection, solid waste disposal, and telephone/CATV.

### **6.1 ENVIRONMENTAL SETTING**

#### **6.1.1 Water**

The existing off-site domestic water distribution system owned by PCWA does not extend to the boundary of the project site. Additionally, currently no on-site domestic water conveyance systems are available to serve the proposed project; however, there are two domestic water wells, one in R-19 and one on the Bitterroot parcel. Raw (untreated) water is currently available on-site via the Caperton and Antelope canals. Systems required to serve the proposed project include water supply, water treatment, and water conveyance systems. The environmental setting for each is described below.

##### **Water Supply**

###### **Surface Water**

PCWA provides treated water to commercial and residential connections within the County. PCWA surface water entitlements include 327,000 acre-feet per year (292 million gallons per day (mgd)) from the American River and the PG&E supply system from Lake Spaulding in the Sierra Nevada foothills (EIP Associates, 1997). Currently, peak usage is approximately 10 mgd during the winter and 25 mgd during the summer. The average annual increase in peak summer demand is approximately 1 mgd (Lund, 1998).

###### **Raw Water**

Two canals currently exist on the project site and in the vicinity, known as the Caperton and Antelope canals. The canals, owned and operated by the PCWA, carry raw water from the Dutch Ravine Canal and the Lower Fiddler Green Canal for non-domestic uses. The Caperton Canal runs along Boulder Ridge and is primarily an open unlined channel approximately five to six feet wide. The Caperton Canal is comprised of unlined, natural channels, underground pipe, and an open, gunite-lined channel. The Caperton Canal supplies the Sunset Water Treatment Plant, as well as several local agricultural users. The Antelope Canal is similarly constructed and enters the project site near its southeastern border and discharges into Clover Valley Reservoir (see Figure 3-16).

PCWA has an agreement with PG&E to purchase up to 78 cubic feet per second (cfs) of raw water that is delivered to Dutch Ravine canal on demand. The water flows downstream into the Caperton, Antelope, and Penryn canals. At this time, PCWA does not draw the full 78 cfs, due in part to lack of hydraulic capacity in portions of the canal system. PCWA maintains a waiting list of customers who wish to purchase water from the system, and serves these customers as sufficient hydraulic capacity becomes available at the location from which the customer wants to draw the water. Hydraulic capacity improvements are made by PCWA as funding becomes available, and PCWA also allows proponents of large projects to fund, design, and construct needed capacity improvements on its behalf to expedite delivery to the project and customers higher on the waiting list (Powers, 1998).

The Applicant has contracts to purchase 100 miners inches<sup>1</sup> (2.5 cfs) of raw water from the Antelope Canal and 121 miners inches (3.0 cfs) from the Caperton Canal.

### **Wells**

There are currently two domestic wells on the project site and two wells in the NAPOTS parcel. Individual property owners neighboring the proposed project site also use private wells for domestic and agricultural water supply.

### **Drought Conditions**

During drought conditions, customers served by PCWA may be limited to a certain percentage of the normally available water supply. The severity of drought conditions is ranked by stage and drought response measures are implemented accordingly.

### **Water Treatment**

PCWA operates two water treatment plants interconnected by water distribution pipelines that supply Southern Placer County and the City of Lincoln with domestic water. The Foothill Water Treatment Plant (WTP), located east of Newcastle, produces about 27 mgd, and the Sunset WTP, located south of the City of Lincoln, has an approximate capacity of 5 mgd. Treated water for the proposed project would be provided primarily by the Foothill WTP. The Foothill WTP is projected to increase to a treatment capacity of 55 mgd in 2002 and currently has 11 million gallons of storage capacity (Montgomery Watson, 1997a; Lund, 1998).

### **Water Distribution**

There are currently no water distribution systems on the project site (with the exception of the Caperton and Antelope canals), nor are there any distribution mains in the immediate vicinity of the project site.

PCWA delivers treated water from the Foothill WTP to the City of Lincoln and Southern Placer County through a pipeline system capable of carrying 15 mgd. These pipelines are referred to as Cross Basins 1 and 2, and Lincoln I. Cross Basin Pipeline 2 is a 48-inch line beginning at the Foothill WTP and terminating near the intersection of English Colony Way and Taylor Road. From that point a 30-inch diameter pipeline, referred to as Cross Basin 1, has been constructed to provide redundant water supply to the City of Lincoln and supplement supply to southern Placer County PCWA service area. As the 15 mgd pipeline capacity is utilized, an additional pipeline (known as the Penryn/Lincoln/Sunset pipeline) is planned. The route and size of this planned pipeline is currently being evaluated, but it is anticipated it will be constructed along English Colony Way (approximately 42 to 48 inches) and Sierra College Boulevard (approximately 30 inches) bordering the project site on the southwest corner.

The timing associated with the construction of the Penryn/Lincoln/Sunset pipeline is dependent on the water needs of the City of Lincoln and the capacity remaining in the existing 14-inch Lincoln I pipeline. Based on discussions with PCWA staff, the Lincoln I pipeline has approximately 0.8 mgd of capacity. The Cross Basin 1 pipeline is currently near capacity and construction of the Penryn/Lincoln/Sunset pipeline is currently planned for completion in early 2001 (Montgomery Watson, 1997a; EIP Associates, 1997; Raley, 1999).

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<sup>1</sup> One miners inch is equivalent to 11.2 gallons per minute.

## 6.1.2 Wastewater

### Wastewater Conveyance

There are currently no wastewater conveyance systems at the proposed project site, nor are there conveyance systems to connect proposed on-site sewers to existing off-site sewer pipelines. Properties near the project site have individual septic systems. There are currently two existing septic systems on the proposed project site in addition to the septic system in the NAPOTS parcel.

On-site sewer pipelines and associated improvements would be constructed by the Applicant to serve the majority of the proposed project (see Figure 3-19), and these pipelines would be conveyed to Placer County. Eighteen residential parcels would have individual septic systems.

A Joint Powers Authority has been formed among Placer County, the cities of Lincoln and Auburn, the South Placer Municipal Utility district, and the Newcastle Sanitary District, in part for the purpose of designing and constructing a regional sewer system. This network of pipelines will be designed to provide capacity for the proposed project as well as future capacity for conveyance from existing users and approved projects not yet constructed to the existing City of Lincoln Wastewater Treatment Plant (LWWTP) and/or a new regional wastewater treatment plant (RWWTP) which is planned by the City of Lincoln. This future system is described below.

The sewer line would follow special sewer easements or street alignments (see Figure 3-19), and would be sized to accommodate the flows generated from buildout of the approved General Plans for the contributory areas of each participating political subdivision. The pipeline would be 42 to 60 inches in diameter and would begin at the northwest corner of the project site (the intersection of Sierra College Boulevard and SR 193). It would parallel SR 193 along its south side within the SR 193 right-of-way to a point east of the SR 193 crossing of Auburn Ravine. The pipeline would be constructed along the alignment of a planned detour road which Caltrans plans to construct as part of its SR 193 realignment improvement project. Caltrans has agreed to allow the pipeline construction outside of the paved roadway of SR 193, but within the ultimate right-of-way, through the encroachment permit process (Caltrans, 1998). The pipeline installation would occur prior to the installation by Caltrans of permanent vegetation within the detour road area. The environmental impacts of this alignment have been addressed as part of the Caltrans SR 193 improvement project.

At the proposed Ferrari Ranch Road intersection with SR 193, east of Auburn Ravine, the pipeline would proceed southerly, following the alignment of Ferrari Ranch Road to SR 65. The environmental impacts of the Ferrari Ranch Road alignment were analyzed in the Environmental Impact Report for the revised Twelve Bridges Specific Plan (SCH #97022074). At SR 65, the 42- to 60-inch pipeline would terminate. The sewer for the proposed Bickford Ranch project would continue as a 12-inch pipeline along the easterly side of the SR 65 right-of-way, connecting to a recently constructed 30-inch pipeline which serves the Del Webb portion of the revised Twelve Bridges project and other City of Lincoln areas north and east of the Del Webb project. The 30-inch pipeline connects to an existing 33-inch pipeline, sewage pump station, and 12-inch force main that transports wastewater to the existing LWWTP.

The Applicant would be responsible for constructing portions of the off-site sewer that do not currently exist, and would be reimbursed on a pro-rata basis by either Placer County or the JPA.

### Wastewater Treatment

The City of Lincoln currently operates the LWWTP which is located two miles west of SR 65, south of Nicolas Road and north of Auburn Ravine (see Figure 3-20). The plant was constructed in 1976 and

consists of aerated lagoons, storage ponds, and irrigation disposal systems. The plant currently operates near its rated capacity of 0.8 mgd, but construction is underway that will expand its treatment capacity to 1.4 mgd by September 1999. Additionally, the City of Lincoln has applied for a discharge permit that will allow another expansion to a treatment capacity of up to 2.4 mgd, which will include the addition of new aerators, modifications to the existing lagoons and additional acreage for land disposal of treated effluent. Potential environmental impacts related to the expansion will be addressed in an Environmental Impact Report currently being prepared by the City of Lincoln. The City of Lincoln recently amended the public facilities element of the General Plan to allow it to provide sewer and wastewater treatment services to customers outside the City's limits.

Concurrently, the City of Lincoln has proposed a new RWWTP to ultimately replace the existing plant by 2006, and to allow for a buildout capacity for the City of Lincoln to approximately 11.5 mgd (42,800 equivalent dwelling units). Several neighboring agencies have expressed interest in the RWWTP and the City of Lincoln plans to fund the first phase of construction and provide service to JPA customers. Future expansions of this new facility would be constructed as needed and as funding becomes available. The City of Lincoln will issue a Notice of Preparation for an Environmental Impact Report addressing potential impacts of this project, and is currently in the process of identifying alternative sites for the RWWTP. It plans to issue the NOP in March 1999. One potential location for the RWWTP is shown on Figure 3-20.

If the City's EIR for a RWWTP is certified, the first phase of the RWWTP would come on line by March 31, 2001 with a treatment capacity of 2.6 mgd, and an increase to 4.6 mgd by 2004 (EIP Associates, 1997).

### 6.1.3 Electricity/Gas/Energy

#### Electricity

Pacific Gas & Electric Company (PG&E) supplies electricity to homes and businesses in the proposed project vicinity. PG&E's power is generated in fossil-fueled plants, hydroelectric powerhouses, geothermal generators, a nuclear power plant, and ten combustion turbines. PG&E also buys power from independent power producers and other utilities. PG&E provides approximately 75 billion kilowatt-hours per year to approximately 12 million customers in Northern and Central California.

The PG&E system has about 18,450 miles of interconnected transmission lines, 1,014 substations, and about 105,500 miles of distribution lines. A 12 kV three-phase overhead distribution circuit exists along Sierra College Boulevard. Existing electrical distribution lines adjacent to the project in Sierra College Boulevard could serve the site.

#### Gas

PG&E supplies natural gas to the homes and businesses in the project area. PG&E has more than 35,000 miles of distribution pipelines supplying 3.2 million residential gas customers, 200,000 commercial customers and 2,000 industrial users in Northern and Central California.

PG&E maintains three natural gas pipelines serving the study area. These existing lines are located in Lincoln (3.3 miles from the site), along Sierra College Boulevard and King Road (4.4 miles from the site) and in Penryn (approximately 2.0 miles from the site).

## Energy

Energy consumption in the study area takes many forms, including electrical and natural gas use by residences, and fossil fuel consumption associated with transportation. As described above, there is currently no energy consumption associated with the project site.

### 6.1.4 Parks and Recreation

Numerous federal, state, and local jurisdictions and private entities provide recreation opportunities in Placer County. The U.S. Forest Services manages over 300,000 acres in portions of the Tahoe National Forest, El Dorado National Forest, and portions of the Tahoe Basin, including recreation facilities and campgrounds generally near rivers, streams, reservoirs, and lakes along the I-80 and SR 89 corridors. Granite Chief Wilderness is a federally designated wilderness that provides hiking trails and protection for natural features. The California Department of Parks and Recreation operates eight state parks and recreation areas throughout Placer County. These regional facilities provide outdoor recreation opportunities such as camping, hiking, boating, and swimming. In addition, there are extensive park and recreation facilities within the Sacramento metropolitan region.

Local park and recreation facilities are oriented primarily towards serving neighborhood, community or district recreation needs. Local parks in the western portion of the County are provided primarily by Placer County, the Auburn Recreation District, and incorporated cities, such as Roseville, Rocklin, and Lincoln. Approximately 439 acres of County and Auburn Recreation District local parkland are located primarily along the I-80 corridor between Roseville and Auburn. County-operated recreation facilities in the western County primarily serve communities for which community plans have been developed or for which a County Service Area has been created. A number of the small, unincorporated communities depend on nearby community facilities or incorporated city park facilities for local park and recreation facilities. Placer County also utilizes school facilities as supplemental park and recreation facilities (Placer County General Plan Update Countywide General Plan FEIR, Crawford, Multari & Starr et al., 1994b).

The South Placer County Park and Recreation Study (ABC, 1997) identifies several community park and recreation facilities in the Horseshoe Bar-Penryn area, an area that extends from SR 193 on the north, to the Town of Loomis and the Auburn Park and Recreation District on the west, and to Folsom State Recreation Area to the southwest. The Horseshoe Bar-Penryn area includes three park facilities operated by Placer County: the Loomis Basin Community Park; Griffith Quarry Park and Museum; and the recently opened Traylor Ranch Nature Reserve. The 33-acre Loomis Basin Community Park includes four softball fields, three soccer fields, two tot lot/playgrounds, two picnic areas, horseshoe pits, a basketball court, 1.5 miles of trails, an equestrian area, and portable restrooms. The Griffith Quarry Park and Museum offers 24.4 acres of passive park area with three miles of hiking trails and several picnic areas. The Traylor Ranch Nature Reserve opened in October 1998 near English Colony Way and Del Mar, near the project site, as a bird sanctuary and nature reserve. Trails within this 90-acre park could potentially be linked with trails in the Bickford Ranch project in the future (Ramirez, 1998).

School facilities in Placer County are also utilized for community recreation activities. The Penryn Elementary School includes three youth soccer fields, one adult soccer field, one ball field, four tennis courts, and one tot lot and playground. The Placer Elementary School includes six basketball courts, one softball fields, two youth soccer fields, and one adult soccer field (ABC, 1997).

The City of Lincoln has the nearest municipal park facilities to the project site. Parks in the City of Lincoln include McBean Memorial Community Park, Markham Ravine Park, Joiner Park, and three community playground facilities at existing school sites. McBean Park comprises 23 acres of recreational

facilities including a swimming pool, two baseball fields, soccer field, indoor rifle range, playground and picnic areas (Dellwo, 1998). Park staff include park services positions, pool services positions and swim instructors, and recreation program staff. The park is expected to grow by 66 acres in several years, although the additional acreage will only be used for passive trails and picnic areas. Markham Ravine Park is approximately 1.7 acres and has one playground surrounded by open space. Joiner Park is approximately 13 acres and has a playground, two soccer fields, basketball court and baseball diamond. City recreation facilities are at full capacity, particularly basketball, softball and soccer fields, as is the swimming pool during the summer (Dellwo, 1998). A new 15-acre lighted sports complex has been proposed, but development is not yet planned.

Park and recreation facilities in the Town of Loomis include 44 acres within Sunrise Loomis Park, Loomis Elementary School, H. Clark Powers School, Franklin Elementary School, and Del Oro High School. Together, these facilities offer nine softball/baseball fields, six soccer fields, three tot lot/playgrounds, six basketball courts, two tracks, and five tennis courts.

City of Rocklin facilities are located about ten miles south of the proposed project. The nearest municipal park and recreation facilities to the proposed project include Jocelyn Springview County Park, with tennis, baseball, soccer, and picnic facilities, and the four-acre Sierra Meadows neighborhood park. A swimming pool is available at Rocklin High School. City of Rocklin facilities are heavily utilized (Reimer, 1998).

Trails and paths near the project site include bicycle paths and equestrian trails. English Colony Trail is a Class I bicycle trail along English Colony Way to Clark Tunnel Road in Penryn. A Class II bicycle lane exists on Sierra College Boulevard, which provides primary access to the project site. Unofficial public use occurs along the Union Pacific Railroad right-of-way. Equestrian trails described on the Loomis Basin Horsemen's Association Trails map consist of proposed trails along English Colony Way from Sierra College Boulevard to Clark Tunnel Road in Penryn, and along Clark Tunnel Road to SR 193. The County is actively pursuing equestrian trails in the proposed project area (Ramirez, 1998).

### 6.1.5 Other County/Community Services

#### Placer County Services

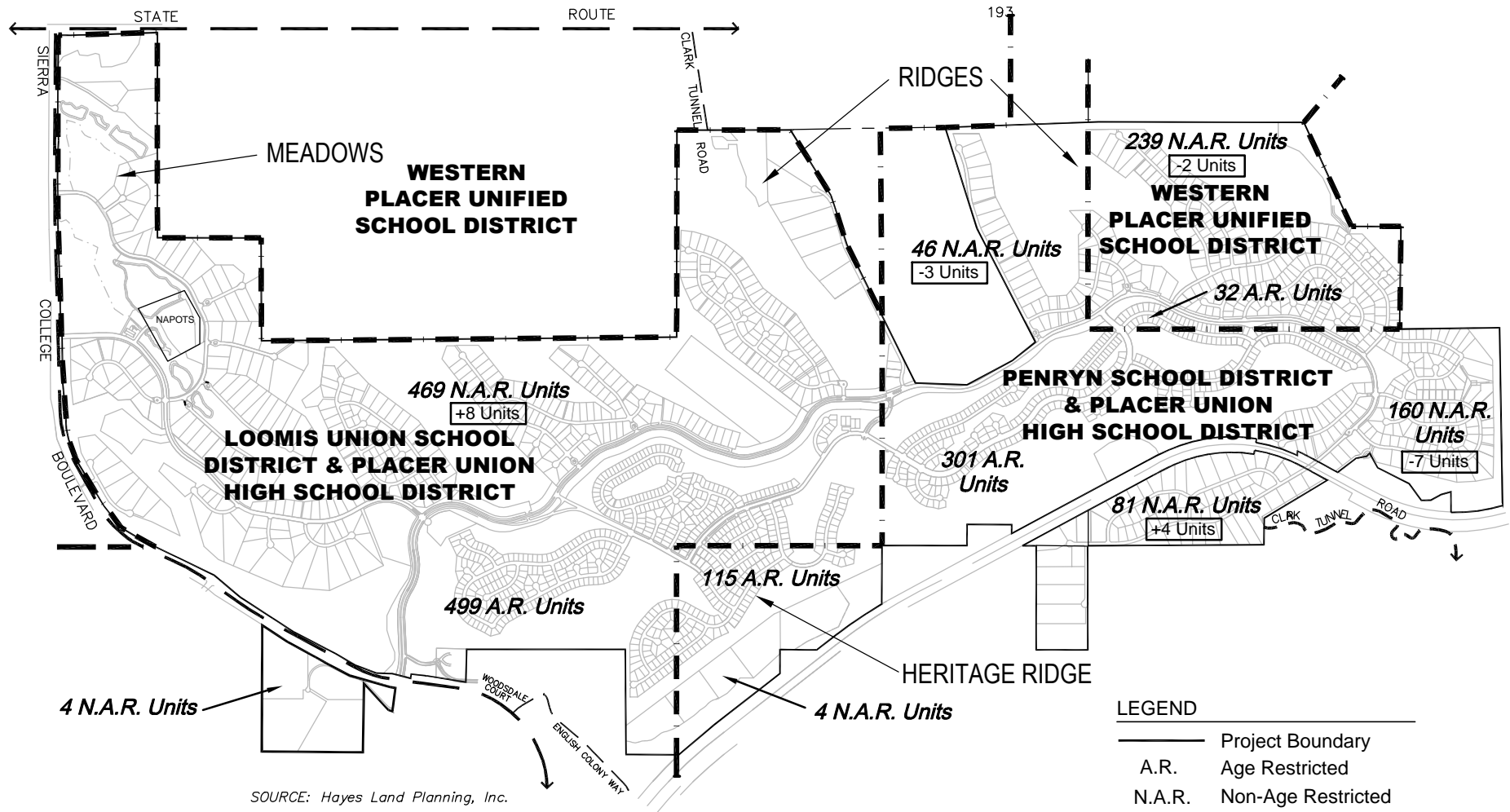
The proposed project lies in the jurisdiction of Placer County. The County services include the Health Department, the criminal justice system, libraries, the Planning Department, senior citizen services, street maintenance, ambulance and other miscellaneous services.

#### Other Community Services

##### Schools

The proposed project lies within the jurisdiction of three school districts. They include Western Placer Unified School District covering approximately 14 percent of the site; Penryn School District and Placer Union High School (together) with approximately 32 percent coverage; and Loomis Union School District and Placer Union High School (together) with approximately 54 percent coverage. Figure 6-1 depicts the school district coverage and overlaps.

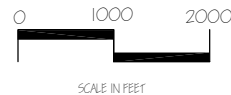
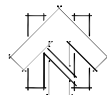
The new Loomis School site, H. Clarke Powers School, will be the closest school at approximately 3 miles from the project. The new H. Clarke Powers School will be located on Humphrey Road adjacent to No Name Lane. Geographically, Penryn Elementary School is closer to the project at approximately 2 miles but due to the closure of Clark Tunnel Road as part of the project, travel distance exceeds that



#### NON-AGE RESTRICTED UNITS

District	August 17, 1999	February 10, 2000	Change
Western Placer U.S.D.	241	239	-2
Loomis U.S.D.	465	473	+8
Penryn S.D.	297	291	-6
Placer Union H.S.D.	762	764	+2
Total	1,003	1,003	0

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## SCHOOL DISTRICT BOUNDARIES

2000 Bickford Ranch Specific Plan EIR  
21305-002-043 Placer County, California

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FIGURE 6-1

required to travel to H. Clarke Powers School. Loomis Grammar School is approximately 3 miles from the project area.

All school districts covering the project site are over capacity at this time. Currently, Western Placer Unified School District is operating at 107 percent of capacity, Penryn School District at 104 percent, Loomis Union School District at 106 percent capacity and Placer Union High School District at 143 percent of the designed enrollment capacity. The future Loomis School site will alleviate growth issues in the area and will accept the first elementary school students generated from this project.

### **Fire Protection**

Statutory wildland fire protection within Bickford Ranch will be provided by the California Department of Forestry (CDF). Structural fire protection and emergency services for the project is split between two jurisdictions; the Placer County Fire Department (Zone 76) (63 percent) and the Penryn Fire Protection District (37 percent). See Figure 6-2 for fire district boundaries.

### **Solid Waste**

Solid Waste generated in the project area is disposed of at the Western Regional Sanitary Landfill located on 320 acres at the southwest corner of Athens Road and Fiddymont Road, 10 miles north of the City of Roseville in Placer County. Auburn Placer Disposal provides residential and commercial garbage service, debris box service and bluebag recycling to residents and businesses in the cities of Rocklin and Auburn and the town of Loomis and in unincorporated Placer County, including the project area.

The company processes more than 100,000 tons of garbage and recyclable material annually. The company also offers spring clean-up day for residents, and provides commercial cardboard recycling and newspaper drop off.

The California Integrated Waste Management Act of 1989 (AB 939) mandates that cities and counties develop source reduction and recycling plans. The goal of this plan was to divert 25 percent of the waste stream from going to landfills by 1996, and to divert 50 percent of the waste stream from going to landfills by the year 2000. According to the City of Lincoln, Solid Waste Division, the local jurisdiction has achieved compliance with the State recycling programs. To support the recycling efforts, the Western Placer Materials Recovery Facility opened in 1995 and located at the Western Regional Sanitary Landfill, receives, separates, processes and markets all recyclable materials. Expansion of the landfill and the implementation of State recycling programs (Chapter 1095, California Statutes of 1989) could extend the useful life of the landfill beyond 2030. Fees collected from residential, commercial, and industrial user accounts cover collection costs and disposal methods.

A Household Hazardous Waste facility is located at the Western Placer Materials Recovery Facility. The facility is open at no charge to Placer County residents every Saturday from 8:00 a.m. to 4:00 p.m. Residents may bring up to five gallons or 50 pounds of household hazardous waste to the facility.

### **Telephone/CATV**

Pacific Bell currently provides telephone services to the homes and businesses in the project vicinity. Currently the project area is covered by two exchanges; the Lincoln exchange for the western half of the project area and the Newcastle Exchange on the eastern portion of the project (see Figure 6-3).

Starstream Communications of Rocklin is the cable television provider in the project area. If Starstream serves the project area, they would connect to their system at their Central Office on Delmar Avenue in Rocklin, California.

### 6.2 REGULATORY SETTING

Placer County's General Plan contains policies governing development within Placer County. The policies relating to public services and utilities are identified in the General Plan Consistency discussion in Section 6.3. Additional regulations regarding public services and utilities are identified below, by topic, where applicable.

#### 6.2.1 Water

##### **General Plan Goals and Policies of Placer County**

General Plan Goals and Policies of Placer County are applicable to the proposed project. The Countywide General Plan Policy Document sets forth goals and policies for water supply and delivery. The following General Plan goals and policies apply to water supply and conveyance in Placer County.

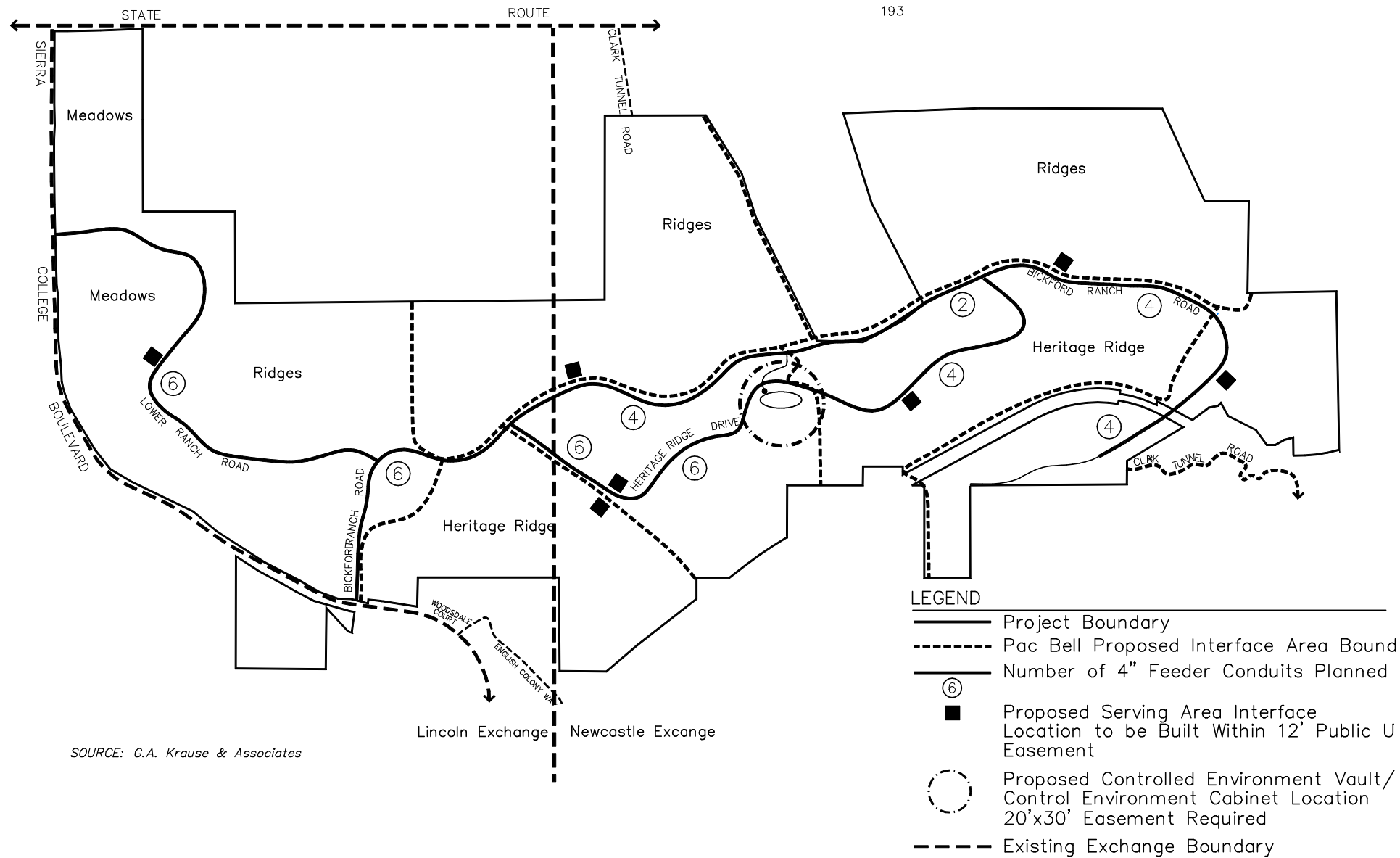
##### **Goal:**

To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

##### **Policies:**

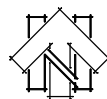
- 4.C.1 The County shall require proponents of new developments to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 4.C.2 The County shall approve new development based on the following guidelines for water supply:
  - a. Urban and suburban development should rely on public water systems using surface supply.
  - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
  - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 4.C.3 The County shall encourage water purveyors to require that all new water services be metered.





SOURCE: G.A. Krause & Associates

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SCALE IN FEET

# PACIFIC BELL PROJECTED FEEDER CONDUIT REQUIREMENTS, EXCHANGE BOUNDARIES AND INTERFACE SERVING AREAS

1999 Bickford Ranch Specific Plan EIR  
Job No. 21305-002-038 Placer County, California

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FIGURE 6-3

- 4.C.4 The County shall require that water supplies serving new development meet state water quality standards.
- 4.C.5 The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.
- 4.C.6 The County shall promote efficient water use and reduced water demand by:
  - a. Requiring water-conserving design and equipment in new construction.
  - b. Encouraging water-conserving landscaping and other conservation measures.
  - c. Encouraging retrofitting existing development with water-conserving devices; and
  - d. Encouraging water-conserving agricultural irrigation practices.
- 4.C.7 The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 4.C.8 When considering formation of new water service agencies, the County shall favor systems owned and operated by a governmental entity over privately- or mutually-owned systems. The County will continue to authorize new privately- or mutually-owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. The County shall ensure this through agreements or other mechanisms setting aside funds for long-term capital improvements and operation and maintenance.
- 4.C.9 The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.
- 4.C.10 The County shall promote the development of surface water supplies for agricultural use in the western part of the county.
- 4.C.11 The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.
- 4.C.12 The County shall limit the annual rate of growth to 3 percent in areas where domestic water is supplied by individual or community wells. Where surface water supplies provide domestic water, the amount of growth shall be limited to what can be served by available surface water supplies assuming a 4-year drought period and usage of one acre foot of water per year per household.
- 4.C.13 In implementation of groundwater use policies, the County will recognize the significant differences between groundwaters found in bedrock or “hardrock” formations of the foothill/mountain region and those groundwaters found in the alluvial aquifers of the valley. The County should make distinctions between these water resources in its actions.

### Placer County Water Agency Policies

PCWA's policies, improvement standards, technical provisions, and standard drawings are applicable to the proposed project. These criteria are applicable to portions of the project involving supply and delivery of both raw water and treated domestic water.

In particular, PCWA's General Design Criteria set forth specific requirements for engineering design of water system improvements that are intended to:

“ . . . provide a water system that will dependably and safely convey the required amount of high-quality water throughout the distribution system at the least cost.” (PCWA, 1993)

Additionally, PCWA's improvement standards require that the design of all PCWA facilities comply with the following:

1. Laws and standards of the State of California Department of Public Health pertaining to domestic water supply.
2. Title 17, Chapter V, Sections 7583-7622 of the California Administrative Code (pertaining to cross-connections).
3. Applicable ordinances, rules, and regulations of all other local agencies.

### 6.2.2 Wastewater

#### General Plan Goals and Policies of the City of Lincoln

The PFE of the City of Lincoln General Plan sets forth goals and policies applicable to the off-site wastewater treatment and disposal, as listed below.

**Goal:** Ensure provision of adequate sanitary sewers and wastewater treatment capacity to accommodate existing and future development in order to protect public health and safety.

**Policies:**

PFE 3-8 Require that collected wastewater be of a quality consistent with State Regional Water Quality Control Board standards or those adopted by the City of Lincoln in order to accommodate wastewater within the design parameters of the treatment plant. This may include the requirement for pretreatment of wastewater.

PFE 3-9 Use the best available technology to dispose of treated effluent and give first priority to land disposal.

PFE 3-10 Determine the degree of wastewater treatment to be provided based on the requirements of the chosen disposal system.

PFE 3-11 Promote the use of reclaimed water with priority to recreational, industrial, and agricultural users; landscaping along roadways; and wetland mitigation areas.

PFE 3-12 Approve connections to the city's existing sewer system and treatment plant on a first-come, first-served basis.

PFE 3-13 Maintain the existing treatment plant and site in public use upon completion of the new treatment plant.

**Resolutions:**

On October 27, 1998, the Lincoln City Council adopted Resolution No. 98-118 which revised Public Facilities Element Policy 3-5. The former Policy 3-5 prohibited extension of sewers and related wastewater treatment services to customers outside the corporate City Limits. Resolution No. 98-118 dropped Policy 3-5 from the Public Facilities Element of the City's General Plan.

### **6.2.3 Electricity/Gas/Energy**

Title 24 of the California Code of Regulations requires the use of energy-efficient appliances in all new residential, commercial, and educational facilities. The County does not require special permits for electrical hook-up, gas hook-up, or other energy sources; however, building permits would be required for these services. PG&E services are provided in accordance with the Public Utilities Commission rules and regulations.

### **6.2.4 Parks and Recreation**

Placer County General Plan policies, including Appendix C, provide the primary regulatory framework governing parks and recreation within the unincorporated areas of Placer County. As stated above, these policies are identified in the General Plan consistency discussion in Section 6.3.4 of this chapter.

### **6.2.5 Other County/Community Services**

Placer County General Plan policies provide the primary regulatory framework governing services provided by Placer County and other community services. As stated above, these policies are identified in the General Plan consistency discussion in Section 6.3.5 of this chapter. School facilities and solid waste are also addressed by State regulations, as described below.

A variety of State legislation is directed toward school facilities, including the requirements and methodology for conducting needs assessments, and covering construction and financing of new schools. The School Facilities Act of 1986 (Education Code Section 17620) authorizes school districts to impose school fees to finance permanent school facilities necessitated by new development. It set dollar limits (calculated on a square-foot basis) on fees for residential, commercial, and industrial construction, which are adjusted every two years. In response to several court cases, the School Facilities Act of 1998 (SB 50) sets forth absolute limits on the type and amount of school mitigation that can be imposed (while maintaining the previously existing statutory structure relating to the authority to impose a school fee). It further provides that the statutory school fees are the only mitigation that may be imposed on any type of land use approval ("full and complete mitigation," per Section 65995(a)).

Title 14, California Code of Regulations Section 1276.01 requires that all parcels 1 acre and greater in size shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines or the center of a road. This article is intended to reduce the intensity of a wildfire by reducing the

volume and density of flammable vegetation, providing increased safety for emergency fire equipment and evacuating civilians and a point of attack or defense from a wildfire.

Section 41780 of the Public Resources Code requires local agencies to implement source reduction, recycling, and composting programs at landfills, and that recycling plans be prepared that achieved a 25 percent reduction in solid wastes by January 1, 1995, and a 50 percent reduction by January 1, 2000. Placer County has integrated the Source Reduction and Recycling Element into Countywide Integrated Waste Management Plan in order to comply with the solid waste diversion requirement set forth by the state in AB 939.

### 6.3 IMPACTS

This section identifies and discusses environmental impacts resulting from the proposed project, and suggests mitigation measures to reduce the levels of impact. A detailed discussion of mitigation measures is included in Section 6.4.

Potential significant impacts associated with public services and utilities have been evaluated using the following criteria:

#### Water

- Ability of available water supply to meet the proposed project demand; and
- Provision for water system modifications sufficient to meet proposed project demand.

#### Wastewater

- Ability of conveyance/treatment to meet proposed demand;
- Adequacy of proposed and/or planned system modifications to meet proposed demand; and
- Ability of facilities to function properly without adversely affecting air quality, safety, or groundwater.

#### Electricity/Gas/Energy

- Increased demand for gas or electricity requiring new production facilities to supply the development;
- Availability of infrastructure to supply the project;
- Encouragement of activities that result in the use of large amounts of energy or fuel, or the project uses energy in a wasteful manner; and
- The ability of suppliers to accommodate the energy needs of the proposed project.

#### Parks and Recreation

- Dedication of an adequate supply of parkland and related facilities;
- The ability of existing recreation facilities in the area to meet the increased demand created by residents of the proposed project; and
- Consistency with Placer County's General Plan and policies.

#### Other County/Community Services

- Increased demand for County services would substantially interfere with the ability of the County to provide services to the existing service area;
- Increased demand for law enforcement services would interfere with the Sheriff Department's ability to deter crime;

- Project-generated students would substantially increase the public school population beyond existing or planned school capacity;
- The increased demand for fire protection would substantially interfere with the ability of the fire department(s) to provide adequate service to the plan and the project;
- The ability of the fire department to provide an adequate response time to emergency calls would be compromised;
- Increase in solid waste sufficient to exceed landfill capacity or substantially shorten the life of the landfill;
- Generation of solid waste sufficient to overburden the collection agency beyond their ability to service the project;
- Increase in telephone service demand would substantially interfere with the ability of the Pacific Bell to serve the existing customers; and
- Increase in cable television service demand would substantially interfere with the ability of the cable service provider to serve the existing customers.

### 6.3.1 Water Impacts

#### Water Supply

<b>IMPACT PS-1:</b>	Increased demand for treated surface water
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

Treated water for domestic and commercial use would be supplied to the proposed project by PCWA. PCWA has determined that the projected water demand associated with the proposed project is not included in its most recently adopted Urban Water Management Plan for the Agency's Zone No. 1 water system. At the present time, the total projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 20-year projection contained in the Urban Water Management Plan will meet the projected water demand associated with the proposed project, in addition to the system's existing and planned future uses. Demand for treated water for the proposed project would gradually increase over the three proposed buildout phases as summarized in Table 6-1.

**Table 6-1**  
**Estimated Treated Water Demand from PCWA (Daily Average)**

<b>Phase I (mgd)</b>	<b>Phase II (mgd)</b>	<b>Phase III (mgd)</b>	<b>Total Demand at Buildout (mgd)</b>
0.70	0.63	0.91	2.24

As discussed in Section 6.1.1, PCWA currently has surface water entitlements equivalent to an average daily demand of 292 mgd, and current peak usage by PCWA customers is 25 mgd during the summer. The proposed project would increase the peak demand by approximately 5 percent to 10 percent. The existing surface water supply is more than adequate to supply the proposed project and the proposed use is consistent with Placer County's policy to promote the use of surface water for suburban development (Policy 4.C.2). The impact to surface water supply would therefore be less than significant.



<b>IMPACT PS-2:</b>	Increased demand for raw water from Caperton and Antelope canals
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

As discussed in Section 6.1.1, the Applicant currently has contracts with PCWA for 100 miner's inches of raw water from the Antelope Canal and 121 miners inches from the Caperton Canal. The proposed project would utilize a portion of the contracted supply for irrigation of the golf course, 15 large residential parcels, common landscaped areas, and open space at the project site. Raw water demand for the proposed project would gradually increase over the three proposed phases of construction, as summarized in Table 6-2.

**Table 6-2**  
**Estimated Raw Water Demand from Caperton and Antelope Canals**  
**(Annual Totals)**

<b>Phase I (mi)</b>	<b>Phase II (mi)</b>	<b>Phase III (mi)</b>	<b>Total Demand at Buildout (mi)</b>
86	22	55	163

mi = miner's inches

Raw water would be supplied to the project by the Caperton and Antelope Canals. Portions of the Caperton Canal would be abandoned, realigned, encased, or run through a siphon as part of the proposed project (see Figure 3-18). Previous hydraulic capacity improvements to Caperton Canal, which were partially funded by the Applicant, were sufficient to provide the needed hydraulic capacity without reducing flows downstream of the proposed intake point.

As a separate project to be undertaken by PCWA, a new on-site reservoir upstream of the existing Clover Valley Reservoir would be constructed to provide storage for water drawn from the Antelope Canal. PCWA's improvements to the Antelope Canal would also include a new pipeline to feed the proposed reservoir, and replacement of unlined portions of the canal between the new reservoir and Clover Valley Reservoir (see Figure 3-18). The underlying land for the proposed improvements would be conveyed to PCWA by the Applicant.

Because adequate hydraulic capacity currently exists, the demand of the proposed project will not exceed the available supply. The impact to this resource is therefore less than significant.



<b>IMPACT PS-3:</b>	Increased demand for groundwater
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

The project would include individual wells to serve as domestic supply for 12 Rural Residential parcels. Landscape irrigation water for these parcels would be supplied from the Caperton and Antelope Canals. A permit from Placer County for the proposed water wells would be obtained for each well, and design and construction would be in conformance with the State's Water Well Standards. Each well would be required to meet State of California Title 22 water quality standards in accordance with General Plan Policy 4.C.4. Data from the Well Drillers Report, for a domestic well recently constructed in R-19 indicate that adequate supply exists at that location to supply one single-family residence, provided that a

storage tank is installed. Data on file with the Placer County Environmental Health Services Department indicate that several parcels near the project site have or have had active domestic wells. A review of records for parcels neighboring the project site indicates that there may be as many as eleven active domestic wells in the area. The wells reportedly have total depths varying from 110 to 225 feet below the ground surface with measured flow rates of 0.5 to 50 gallons per minute (Carlos, 1999).

Based on the limited available data, it appears that use of domestic wells for a limited number of parcels will be feasible, provided that appropriate storage tank systems are used in cases where well yields are too low to sustain peak domestic flow demands for a single-family residence. Because of the small number of residences involved and the proposed use of raw water for irrigation of the affected parcels, the projected demand represents a less than significant impact to the resource.

## Water Treatment

<b>IMPACT PS-4:</b>	Increased demand for surface water treatment
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

As discussed in Section 6.1.1, PCWA operates two water treatment plants that are interconnected by water distribution pipelines owned by PCWA. The Foothill Water Treatment Plant, located east of Newcastle, has a treatment capacity of about 27 mgd; the Sunset Water Treatment Plant, located south of the City of Lincoln, has an approximate capacity of 5 mgd. Water supply to the proposed project would be provided primarily by the Foothill WTP. The treatment capacity of the Foothill WTP is planned to increase to 55 mgd in 2002. The increased demand for surface water treatment is equivalent to the demand for surface water supply (2.24 mgd on average at buildout). Construction of the planned treatment capacity improvements would accommodate the proposed additional demand, and fees from the proposed project would support the expansion. The proposed project's impact with respect to surface water treatment demand would therefore be less than significant.

## Water Distribution Systems

<b>IMPACT PS-5:</b>	Temporary (short-term) shortage of water supply if planned pipeline construction falls behind schedule
<b>SIGNIFICANCE:</b>	Potentially Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measure PS-A (Provide will-serve letter and participate in the Penryn/Lincoln/Sunset pipeline)
<b>Recommended:</b>	None
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

Available water supply is also dependent on the hydraulic capacity of existing pipelines. The Cross Basin I pipeline, which currently provides service to the project site area, is nearing its design capacity. Construction of the planned Penryn/Lincoln/Sunset pipeline, which is planned for completion in early 2001, would provide ample conveyance to serve the proposed project as well as other anticipated regional growth. If completion of the pipeline is delayed significantly (i.e., by several years), the public water conveyance system may be temporarily unable to meet all demands of the proposed project considering other projected demands. Unless mitigated, this potentially significant impact could be expressed as low water pressures at many service connections, including those at the project site. It is recommended that PCWA carefully track the progress of the planned Penryn/Lincoln/Sunset pipeline and track actual water usage from potentially affected pipelines over the next two to three years. The Applicant proposes to participate in this new pipeline and will provide written assurance to Placer County that adequate capacity

will be available at the time of building permit issuance. This mitigation measure is consistent with Placer County General Plan Policy Number 4.C.1 and would reduce the impact to less than significant.

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<b>IMPACT PS-6:</b>	Potential contamination of potable water supply where proposed pipeline crosses under storm drainage culverts in Butler Road
<b>SIGNIFICANCE:</b>	Potentially Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measure PS-B (Provide water pipeline improvements)
<b>Recommended:</b>	None
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

Butler Road crosses over five culverts ranging from 12 to 48 inches in diameter. The proposed 16-inch water supply pipeline would be constructed within the paved roadway section and is anticipated to be placed under these culverts. The water supply could potentially be impacted by contaminants in storm water runoff during periods of negative pressure in the pipeline due to loose joints in the pipeline. The pipeline would be designed to operate under positive pressure, thereby preventing inflow of runoff; however, short periods of negative pressure could occur. The potential for contamination of the potable water supply would be a potentially significant project impact.

Recommended mitigation for this impact consists of providing concrete encasement, sleeving, or mechanical joints for pipeline segments under culverts. Proposed mitigation would reduce the impact to less than significant.

### 6.3.2 Wastewater

#### Wastewater Collection and Conveyance

<b>IMPACT PS-7:</b>	Increased demand for sewage conveyance to wastewater treatment plant
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

Sewage would be transported from the project site to the City of Lincoln via sewer pipelines constructed by the Applicant. The on-site portion of the sewer system (see Figure 3-19) would be conveyed to, and maintained by, Placer County through a Community Services Area. The off-site sewer pipelines needed to connect the project site to the existing City of Lincoln wastewater treatment plant would be conveyed to either the JPA or Placer County, depending on the status of the JPA at the time of transfer (see Figure 3-20).

The portion of the off-site sewer between Sierra College Boulevard and the intersection of Ferrari Road and SR 65 may be sized to serve as a regional sewer. In such case, the off-site sewer would be conveyed to, and maintained by, either the JPA or the County. If the JPA and/or the County are not able to participate in these regional sewer improvements, then the Applicant may elect to construct that portion of the pipeline as a 12-inch pipeline (which is sufficient to meet the needs of the proposed project).

If the planned 30-inch pipeline along SR 65 were to reach its hydraulic capacity before the regional wastewater pipeline is constructed, the Applicant would construct a 48-inch pipeline across SR 65 and

along the alignment of the proposed Westlake Blvd. roadway in the Lincoln Crossing project. That pipeline would then connect to the existing 12-inch force main to the LWWTP. The environmental impacts of that alignment have been analyzed in the Environmental Impact Report for the Lincoln Crossing project.

Because the proposed project provides for design and construction of the needed off-site sewer pipeline regardless of whether the JPA can participate at the time, the residual impact would be less than significant. Therefore, no mitigation measures are proposed or recommended.

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<b>IMPACT PS-8:</b>	Odor and blockages due to low wastewater flows
<b>SIGNIFICANCE:</b>	Potentially Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measure PS-C (Provide for increased hydraulic loading, maintenance, or special design to prevent odor and blockages in off-site sewer pipelines until flows from other sources are sufficient to ensure adequate velocity, if and when such conditions arise)
<b>Recommended:</b>	None
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

If the Applicant constructs portions of the off-site sewer to satisfy future regional needs (i.e., a 48-inch pipeline), flows from other sewer customers to be served by the JPA may lag flows from the proposed project for several years. During this time, the SR 193 segment of the pipeline would serve only the proposed project, which requires only a 12-inch pipe, and would be underutilized. Without mitigation, sewage flow velocities in the pipeline would occasionally be too slow to keep solids moving, resulting in accumulation of degradable solids within the pipeline. These solids would continue to degrade, causing increased rates of sewer gas generation and associated unpleasant odors near manholes.

Mitigation Measure PS-C (which is only appropriate under the circumstance described above) would reduce the level of impact to less than significant by providing an appropriately engineered means of keeping the solids moving through the pipeline to the wastewater treatment plant (WWTP). This would be accomplished by:

- periodic flushing or cleanout of the affected pipe segments; or
- other special design as approved by Placer County or the JPA.

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<b>IMPACT PS-9:</b>	Public safety hazard due to maintenance activities along the alignment of the sewer pipeline
<b>SIGNIFICANCE:</b>	Potentially Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	None
<b>Recommended:</b>	Mitigation Measure PS-D (Prepare and implement traffic and safety plan for maintenance of off-site sewer line)
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

Sewer maintenance typically requires positioning of maintenance vehicles and personnel at manholes within the traveled width of roads. These activities, if not carefully planned and executed, can cause

inconvenience and potential safety hazards to both motorists and the maintenance crew. It is therefore recommended that all sewer maintenance to be performed within roadways be done during off-commute daylight hours to minimize traffic disruption and potential safety hazards. All sewers associated with the project will be owned and maintained by one or more public agencies. Maintenance crews should follow all applicable procedures (depending on the local Public Works or Streets and Traffic Department standards) for cordoning off work areas and providing signage and traffic diversions to alert motor vehicles (Mitigation Measure PS-D). The residual impact would be less than significant.

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<b>IMPACT PS-10:</b>	Potential water quality impacts to Auburn Ravine or groundwater due to leakage from sewer pipeline
<b>SIGNIFICANCE:</b>	Potentially Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measures PS-E (Design off-site sewer pipeline per Placer County requirements); and PS-F (Design off-site sewer pipeline with watertight joints)
<b>Recommended:</b>	None
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

The sewer pipeline along the planned Ferrari Ranch Road would parallel Auburn Ravine for approximately one mile at an offset distance ranging from approximately 300 to 400 feet. This offset is adequate to prevent impacts to water quality in Auburn Ravine from normal in-service sewer leakage. However, peak flows in the pipeline could potentially result in pipe surges which could displace manhole covers and allow overland flow of untreated sewage. Mitigation Measure PS-E would prevent impacts to Auburn Ravine resulting from pipe surge by ensuring the design meets appropriate design standards set forth by Placer County.

Depending on the pipe material used, sewer pipes typically leak at joints due to joint separation after construction. Such leakage can be limited by ensuring strict compliance with construction specifications for trenching, pipe installation, and trench backfilling. However, in areas where the groundwater table is relatively close to the pipeline, additional measures may be needed to protect groundwater quality. Mitigation Measure PS-F requires the Applicant to construct the pipeline with watertight joints, as well as meet other standards set forth by Placer County.

In combination, Mitigation Measures PS-E and PS-F would reduce the risk of water quality impacts to the extent practical, and the residual impact would be less than significant.

### Wastewater Treatment

<b>IMPACT PS-11:</b>	Increased demand on wastewater treatment system
<b>SIGNIFICANCE:</b>	Potentially Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measures PS-G (Participate in construction of additional wastewater treatment capacity to accommodate projected flows); and PS-H (Issue building permits only when sufficient wastewater treatment capacity exists or will exist at time of sewer connection)
<b>Recommended:</b>	None
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

The proposed project would include 1950 dwelling units on 1,954.6 acres, and would begin discharging sewage from a six- to eight-year phased buildout beginning in 2001. Capacity requirements for Phase 1 would be 0.13 mgd; capacity requirements for Phases 1 and 2 would be 0.26 mgd, and total requirements including Phase 3 would be 0.45 mgd. The City of Lincoln and/or the newly formed JPA would provide off-site wastewater conveyance and treatment for the Bickford Ranch project. This would require an agreement between the CSA and the City of Lincoln to provide service to the proposed project.

If the existing LWWTP is expanded to the proposed capacity of 2.4 mgd by 2001 as planned, sewer flows from the proposed project and other customers would not exceed the available capacity of the LWWTP until 2003. Construction of the planned RWWTP in 2001 would provide the necessary capacity to allow complete buildout of the proposed project. The RWWTP is planned to operate concurrently with the existing plant for several years until the new plant expands its capacity to 4.6 mgd. Table 6-3 summarizes the existing and projected wastewater treatment demand for existing users, approved development projects, and the proposed project.

**Table 6-3  
Existing and Projected Wastewater Treatment Demand and Capacity**

Year	Existing and Approved Service Demand (mgd)	Proposed Bickford Ranch Service Demand (mgd)	Total Service Demand (mgd)	Treatment Capacity (mgd)		
				Existing	Planned <sup>2</sup>	Total
1998	0.96	0.00	0.96	1.4	0.0	1.4
1999	1.08	0.00	1.08	1.4	0.0	1.4
2000	1.27	0.02	1.29	1.4	0.0	1.4
2001	1.59	0.09	1.68	2.4 <sup>1</sup>	2.6	5.0
2002	1.94	0.17	2.11	2.4 <sup>1</sup>	2.6	5.0
2003	2.31	0.24	2.57	2.4 <sup>1</sup>	2.6	5.0
2004	2.66	0.31	2.98	2.4 <sup>1</sup>	4.6	7.0
2005	3.02	0.37	3.41	2.4 <sup>1</sup>	4.6	7.0
2006	3.38	0.43	3.82	0.0	4.6	4.6
2007	3.73	0.45	4.20	0.0	5.6	5.6

Notes:

<sup>1</sup> Represents projected capacity upgrades for the LWWTP (pending certification of the City of Lincoln's EIR and RWQCB approval of NPDES permit).

<sup>2</sup> Represents planned capacity for the new RWWTP.

If the LWWTP expansion falls behind schedule, then there would not be adequate treatment capacity to serve the first phase of the proposed project, nor would the LWWTP be able to serve projected flows from other sources. If the RWWTP were to come on line in 2001 as planned, this significant impact would be fully mitigated, and the RWWTP would be able to provide treatment for all projected users through at least 2003 without any flows to the LWWTP.

If the proposed project were not approved, additional treatment capacity would still be needed to accommodate projected flows from other users no later than 2002. It is therefore proposed that the Applicant participate with the JPA in the permitting, design and construction of the planned improvements to the LWWTP and the new RWWTP (Mitigation Measure PS-G). It is also recommended that Placer County carefully track the progress of WWTP construction for both facilities, and coordinate with the City of Lincoln and the JPA to track actual flows to the WWTP(s) over the next four years.

Building permits for the proposed project should only be issued to the extent that sewage treatment capacity is available at the time the permits are issued, or to the extent that adequate treatment capacity can be assured at the time of actual sewer connection (Mitigation Measure PS-H). In combination, these two mitigation measures would reduce the impact to less than significant.

### 6.3.3 Electricity/Gas/Energy

Electricity will be supplied to the Bickford Ranch project from a 12 kV three-phase overhead distribution circuit that exists along Sierra College Boulevard. A primary distribution feed line into the project site with a backbone feeder system would be installed along Lower Ranch Road. The electric backbone will require a single 6-inch conduit with #7 splice boxes looping through the project site, as shown on Figure 6-4. In addition to adding new distribution feeders, the range of electric system improvements needed to accommodate growth may include upgrading existing substation and transmission line equipment, expanding existing substations to their ultimate capacity, and building new substations and interconnection transmission lines. Expansion of these facilities is typically conducted as part of the infrastructure expansion to supply new customers under the direction of the Public Utility Commission.

Three natural gas supply lines could potentially serve the proposed project, however any one of the three would require significant off-site line extension to service the project site. The first natural gas line option, and the one preferred by PG&E, is a 3.3-mile extension from an existing line at East Street in Lincoln. This route is preferred because of the relatively flat, non-rock appearance of the soil and because the trench could be installed along the wide road shoulder with minimal asphalt breaking and repair. With this option PG&E would construct a 6-inch gas feeder main that entered the project at the corner of Sierra College Boulevard and SR 193.

The second gas line option would be a 4.4-mile extension from an existing line at Sierra College Blvd and King Road. This option would involve construction in narrow right-of-ways, rocky soils, and two ravine crossings. The third option would entail constructing a two-mile pipeline extension from Penryn along Clark Tunnel Road. This option may not have adequate capacity to supply the proposed project (G.A. Krause & Associates, 1998). Additional difficulties associated with this natural gas line would include construction in narrow right-of-ways and rocky soils, crossing the PCWA canal and a small creek, and uncertain grades and road locations toward the eastern end of the proposed project.

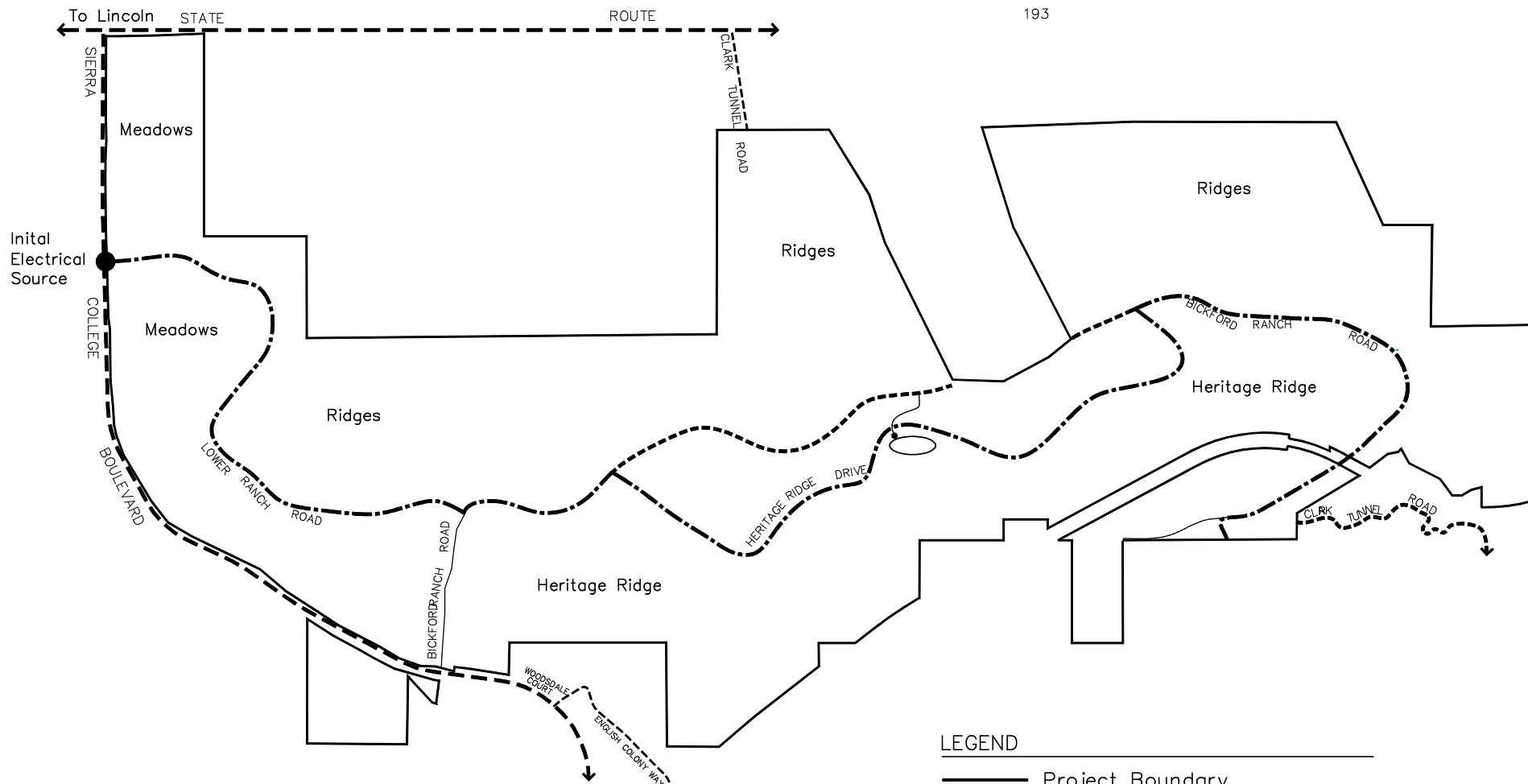
Assuming an extension from either Lincoln or Sierra College Boulevard, initial plans are to extend a backbone gas feeder system along Lower Ranch Road and through the project site, as shown on Figure 6-5. All natural gas pipe distribution pressure would be planned for 60 psi, eliminating the need for an on-site regulator station. The gas backbone feeder system would include a single 6-inch plastic feeder main up to the main load center of the project, as shown on Figure 6-5.

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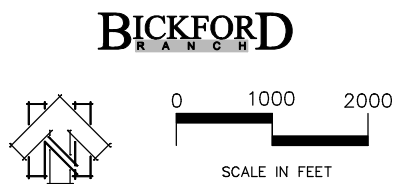
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<b>IMPACT PS-12:</b>	Increased demand on electric supply
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

Table 6-4 presents the expected electrical demands for the proposed project by phase. PG&E's existing electrical supply of PG&E is estimated to be approximately 75 billion kilowatt-hours per year (G.A. Krause & Associates, 1998). Table 6-4 shows the estimated electricity demand associated with proposed project operation by phase. The total buildout demand is estimated at 17,912 megawatt-hours per year, or 17,912,000 kilowatt-hours per year. This represents an increase of approximately 0.02 percent of PG&E's current supply, an increase that PG&E could readily accommodate. The proposed project impact on existing electrical supply would be less than significant.



SOURCE: G.A. Krause & Associates

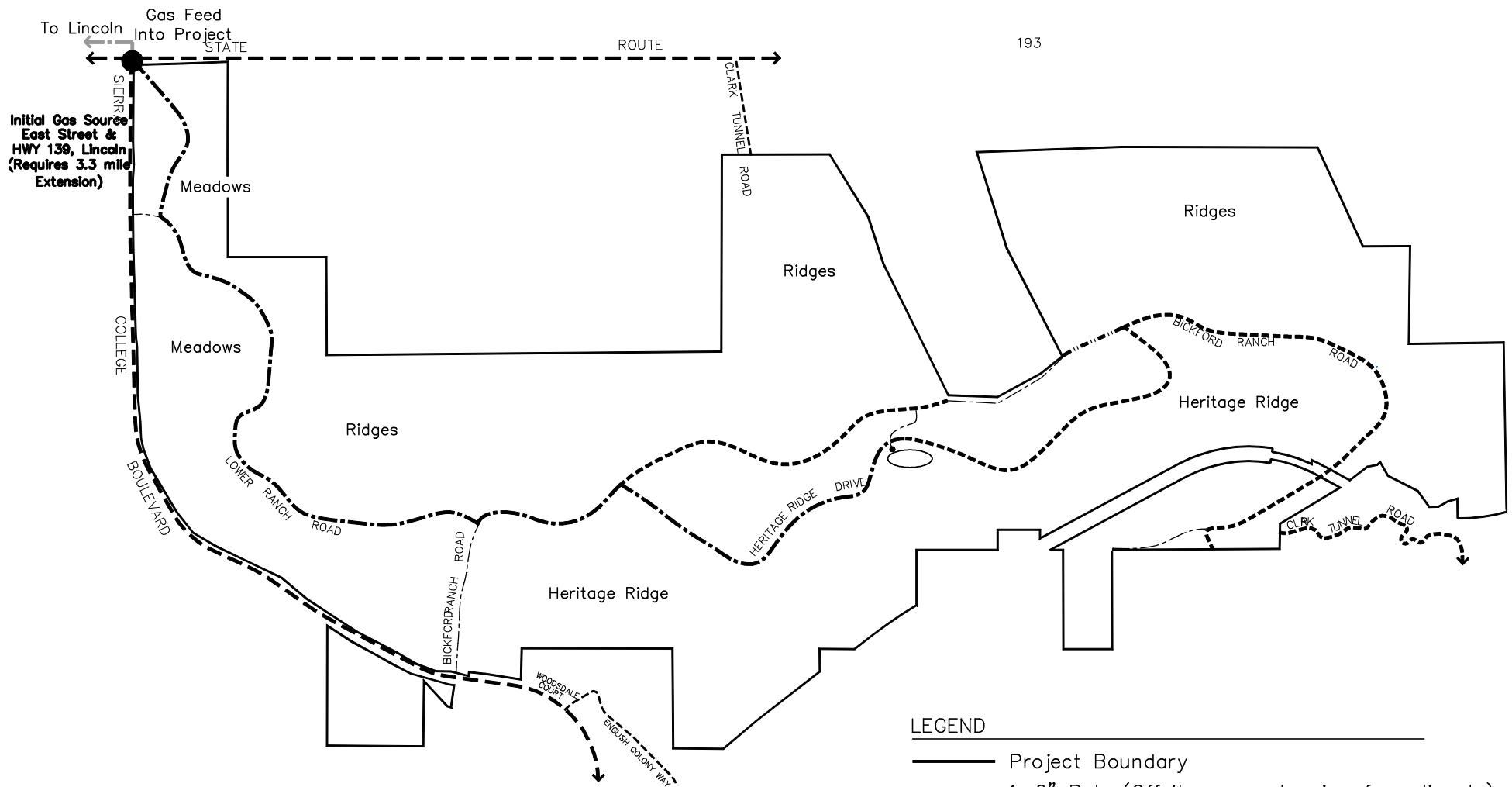


## PG&E PROJECTED ELECTRIC DISTRIBUTION FEEDER CONDUIT LAYOUT

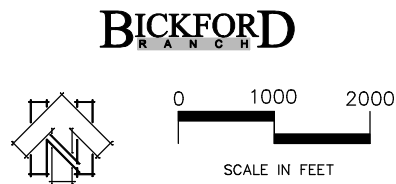
1999 Bickford Ranch Specific Plan EIR  
Job No. 21305-002-038 Placer County, California



FIGURE 6-4



SOURCE: G.A. Krause & Associates



## PG&E PROJECTED BACKBONE FEEDERS NATURAL GAS SIZING LAYOUT

1999 Bickford Ranch Specific Plan EIR  
Job No. 21305-002-038 Placer County, California



FIGURE 6-5

**Table 6-4  
Electricity Demand By Phase**

Phase	Land Use	Units	SF	KVA/ Unit or SF	Peak Demand (MVA)	MWH/ YR	Average Demand (MVA)
1	Dwelling Units	611		3	1.83	4777	0.55
	Clubhouse/Rec Center		20000	0.0066	0.13	452	0.05
	Fire Station		4500	0.0093	0.04	187	0.02
	Golf Maintenance Bldg.		4000	0.003	0.01	27	0.00
	Total Phase 1				2.02	5443	
2	Dwelling Units	692		3	2.08	5410	0.62
	Total Phase 2				2.08	5410	
3	Dwelling Units	647		3	1.94	5058	0.58
	Recreation Center		6000	0.0066	0.04	162	0.02
	Commercial		70000	0.0086	0.60	1838	0.21
	Total Phase 3				2.58	7058	
1-3	Total All 3 Phases				6.68	17912	

Notes:

KVA – Kilovolt-amperes, SF – square feet, MVA – Megavolt-amperes, MWH/YR – Megawatt-hours/year

Source: G.A. Krause & Associates, 1998

**IMPACT PS-13:** Increased demand on the electrical distribution network  
**SIGNIFICANCE:** Less Than Significant  
**MITIGATION:** None Warranted

The proposed project's increased electricity demand could be adequately accommodated by the 12 kV overhead distribution lines located along Sierra College Boulevard, and distributed to the project via distribution lines as depicted on Figure 6-4. According to PG&E, there is adequate capacity in the existing distribution network to serve the proposed project. The proposed project would have a less than significant impact on the electrical distribution network.

**IMPACT PS-14:** Potential for effects of electromagnetic fields  
**SIGNIFICANCE:** Less Than Significant  
**MITIGATION:** None Warranted

The presence of voltage (electric fields) and the movement of electricity (magnetic fields) generate electromagnetic fields (EMFs) in power lines, transformers, and appliances as well as natural sources such as lighting. The intensity of EMFs varies with the type of electricity source, with higher voltages generating higher-intensity electric fields and higher currents generating higher magnetic fields. The EMF intensity also diminishes with distance from the source.

The relationship between EMF exposure and health effects has not been scientifically proven. The California Department of Health Services and the California Public Utilities Commission have concluded that current information is incomplete and inconclusive with respect to the effects of EMFs (Leonard et

al., 1990; California EMF Consensus Group, 1992). In the absence of more conclusive information, the proposed project effect with respect to electromagnetic fields is considered less than significant.

**IMPACT PS-15:** Increased demand on natural gas supply  
**SIGNIFICANCE:** Less Than Significant  
**MITIGATION:** None Warranted

Table 6-5 presents the estimated natural gas demands for the proposed project by phase. PG&E has indicated that it can adequately supply the project without significant impact to available natural gas supplies (G.A. Krause & Associates, 1998). The proposed project would thus have a less than significant impact on natural gas supply.

**Table 6-5**  
**Estimated Natural Gas Demand by Phase**

Phase	Land Use	Units or Square Feet	CFH/SF or per Unit	Total Demand CFH
<b>1</b>	Dwelling Units	611	50	30,550
	Clubhouse/Rec Center	20,000	0.05	1,000
	Fire Station	4,500	0.05	225
	Golf Maintenance Bldg.	4,000	0.04	160
	Total Phase 1			31,935
<b>2</b>	Dwelling Units	692	50	34,600
	Total Phase 2			34,600
<b>3</b>	Dwelling Units	647	50	32,350
	Recreation Center	6,000	0.05	300
	Commercial	70,000	0.05	3,500
	Total Phase 3			36,160
<b>1-3</b>	<b>Total CFH All 3 Phases</b>			<b>102,685</b>
<b>1-3</b>	<b>Total MCFH All 3 Phases</b>			<b>103</b>

Note:

CFH – Cubic feet/hour

Source: G.A. Krause & Associates, 1998

**IMPACT PS-16:** Increased demand on the natural gas distribution system  
**SIGNIFICANCE:** Less Than Significant  
**MITIGATION:** None Warranted

The natural gas distribution piping will be provided by PG&E. According to PG&E, there is capacity in the existing distribution system to serve the proposed project (G.A. Krause & Associates, 1998). The proposed project would have a less than significant impact on the electrical distribution network.

<b>IMPACT PS-17:</b>	Increase in the consumption of energy resources during project operation
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

When fully operational, the proposed project would introduce new sources of energy consumption into the study area. At buildout, these sources would include 1,950 residential units, a commercial center, and various recreational facilities. There would also be an increase in automobiles in the study area, which would generate an estimated 16,000 vehicle trips (both internal and external trips) per day.

Although the proposed project would increase the rate of energy consumption within the study area, the proposed project has been designed to minimize energy waste. Measures incorporated into the proposed project design include: orienting buildings to take advantage of passive solar heating; providing ample shade coverage along residential streets; encouraging use of non-automobile related modes of transportation for trips within the project site; and providing a park-and-ride lot to encourage carpooling for trips outside of the project site. The Specific Plan and the Design Guidelines for the proposed project describe design features of the proposed project, many of which are aimed at minimizing energy use associated with the new development. Measures aimed at reducing potential transportation and air quality impacts would also reduce energy use; these measures are discussed in their respective chapters of this Draft EIR. The proposed project is considered to have a less than significant impact with respect to energy consumption.

#### 6.3.4 Parks and Recreation

<b>IMPACT PS-18:</b>	Dedication of an adequate supply of parkland and related facilities
<b>SIGNIFICANCE:</b>	Beneficial
<b>MITIGATION:</b>	None Warranted

The proposed recreation facilities are tailored to meet both the number of anticipated users and the specific needs of active adults, which include access, safety, comfort, and negotiability. The most direct result of this emphasis on special needs is the inclusion of areas for passive and non-traditional active recreation facilities within the proposed project. The proposed project would include an 18-hole golf course, driving range, clubhouse/recreational center, pool, equestrian area, and two neighborhood parks. The Applicant proposes that the County own and maintain public natural open space areas, public trails, and parks. Maintenance funding will be provided through a Community Services Area (CSA) from within the project. The proposed trail system of pedestrian and equestrian trails and bicycle lanes would integrate access throughout the development and would also provide opportunities for informal recreation, cycling, and passive leisure activities. Table 6-6 summarizes the proposed facilities by acreage, ownership, and access limitations.

The total parkland and open space areas described above comprise 44 percent of the total project area. The Placer County General Plan requires that (Policy 5.A.3) the proposed project provide 21.8 acres of each park type to accommodate an anticipated 4,300 residents. The Bickford Ranch Specific Plan Project would include a total of 23.9 acres of improved public parkland and 442 acres of public natural open space, significantly more than the 21.8 acres of each required by County policy.

**Table 6-6  
Proposed Parks and Open Space Areas**

Facility	Acreage	Ownership	Public Access	Major Activities
Open Space (including easements)				
Natural Open Space	476.8	County	Y	Open space Passive recreation
Open Space Corridors	52.1	County	Y	Trail system Passive recreation
Passive Recreation Subtotal	528.9 acres			
Parks				
Bickford Ranch Park Active Passive	26.34 30.46	County	Y	Equestrian staging, baseball and soccer turf fields, basketball, tennis, tot lot, picnic area
Tower Park Active Passive	0.5 3.2	County	Y	Sport court, tot lot, picnic area, turf area
Golf Course, Driving Range, and Maintenance Facility	332.5	Homeowners Association	Y <sup>1</sup>	Golf (park)
Clubhouse/Recreation Center	6.0	Homeowners Association	N	Clubhouse, fitness center, swimming pool, tennis courts
Improved Parkland Parks Subtotal	27.06 acres (excluding private and potentially private facilities) 399.0 (total)			
Totals	589.4 acres (excluding private and potentially private facilities)			
	927.9 acres (total)			

Note:

<sup>1</sup> May revert to a private facility

**IMPACT PS-19:**

Increased demand for existing public parks and recreational facilities for new residents

**SIGNIFICANCE:**

Less Than Significant

**MITIGATION**

None Warranted

General Plan policy 5.A.2 lists the County's park facility goals (described in Section 6.2.4). Table 6-7 compares the projected needs for park facilities based on these goals with the facilities included in the proposed project.

**Table 6-7  
Placer County Park Facility Goals and Proposed Park Facilities**

<b>Facilities</b>	<b>Goal</b>	<b>Facilities Identified in Proposed Project</b>	
Tot lots	4.2	2	Public
Playgrounds	1.4	2	Public
Tennis Courts	0.7	1	Public
Basketball	0.7	1	Public
Hardball Diamond	1.4	1	Public
Softball Diamond	1.4	1	Public
Recreational Trail	4.2	17.5 <sup>1</sup>	Public
Youth Soccer Field	2.1	4	Public
Adult Field	2.1	2	Public
Sports Court	na	1	Public
Ball Field	na	1	Public
Golf Course	0.8	18 holes	Public (potentially private in future)
Equestrian Staging Area	na	1	Public
Picnic Areas	na	2	Public
Water Pond	na	4	Public
Heritage Recreation	na	na	Private
Clubhouse	na	1	
Fitness Equipment	na	1	
Meeting Rooms	na	1	
Swimming Pool	na	1	

Notes:

<sup>1</sup> The Applicant has proposed an additional 1 mile of "minor" trail as shown on Revised Figure 3.7. This trail consists of 2 feet of additional paved sidewalk through residential communities R-13 and R-14. This may not be included in meeting the Applicant's requirement for provision of recreational trails per the General Plan.

na = not applicable

As shown on Table 6-7, the proposed project exceeds the goal for the number of playgrounds, tennis courts, recreational trails, golf course, and open space required. The project also establishes facilities or provides the land for future facilities that are not required, such as an equestrian area, picnic areas, pond, and the Village Recreation and Heritage Ridge recreation areas. Many of the recreational facilities and the majority of the trails included in the proposed project would be open to the public and would create recreational opportunities for nearby communities. The equestrian area and trail system appear to be in high demand by residents in nearby areas, based on the number of stables and equestrian facilities described in the South Placer County Park and Recreation study. The proposed project does not achieve the County's goal for tot lots, baseball, softball, or soccer fields. The Bickford Ranch Park and Tower Park would have open field areas for multi-use recreation activities, which will include baseball, softball and seasonal soccer.

The lack of tot lot and formal sport facilities would potentially increase use of those facilities in the City of Lincoln and other nearby communities. Because the proposed project would provide different recreational facilities than those currently available in the area, and would include a large active senior adult population that would be less likely to use active recreation facilities and tot lots, this impact would be less than significant.

Projected completion of the residential development could occur between six to eight years depending on market conditions, and would be conducted in three phases. Current construction phasing includes development of recreational facilities concurrently with residential development. Phase 1 would include equestrian and bicycle trails within Phase 1, lakes within Meadows, the golf course/driving range, Bickford Ranch Park and Heritage Ridge Recreation Center. Phase 2 would include equestrian and bicycle trails within Phase 2. Phase 3 would include remaining trails within Phase 3, and the Tower Park. Areas of the park that may not initially be developed with active recreational facilities would have turf and irrigation installed so that the area would eventually be useable for active recreation.

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<b>IMPACT PS-20:</b>	Improvements/extension of existing bicycle and equestrian trail systems
<b>SIGNIFICANCE:</b>	Beneficial
<b>MITIGATION:</b>	None Warranted

In addition to the developed recreation facilities, a bicycle, pedestrian and equestrian trail system would be constructed. A total of 3.8 miles of public equestrian paths are planned, connecting to the equestrian area. The equestrian trails could be linked to proposed equestrian trails along English Colony Way and Clark Tunnel Road described above. The equestrian trails may become part of a future regional county trail system, once one is developed by the County. A total of 12.6 miles of Class II bicycle lanes would be constructed on Bickford Ranch Road and Lower Ranch Road. These bicycle lanes would provide connections with the existing bicycle lanes on English Colony Way and Sierra College Boulevard. Pedestrian paths would provide circulation within the project.

The development of a total of 31.2 miles of bicycle, pedestrian and equestrian trails is compatible with Placer County Public Recreation goal 5.C: to develop a system of interconnected hiking, riding and bicycle trails and paths suitable for active recreation and transportation and circulation. This is a beneficial impact of the proposed project.

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<b>IMPACT PS-21:</b>	Development of private recreational facilities
<b>SIGNIFICANCE:</b>	Beneficial
<b>MITIGATION:</b>	None Warranted

Placer County General Plan Goal 5.B encourages development of private recreational facilities. The proposed project would include development of the following private facilities: three tot lots and two playgrounds, two recreation centers, two tennis courts, one swimming pool, and potentially, future use of the golf course. These facilities would help to reduce demands on existing recreational facilities by new residents. This is a beneficial impact of the proposed project.

### 6.3.5 Other County/Community Services

#### Placer County Services

<b>IMPACT PS-22:</b>	Increased demand on public services
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

With an increase of 1,950 dwelling units in the proposed project, there would be an increase in the demand for County services. Since the County services are based on the population they serve, it is likely that the affected services will increase to meet the demand of the new residents. Based upon financial analysis (EPS, 1999) the tax revenue generated by the proposed project would be sufficient to fund the requisite additional services. The County has reviewed this analysis and concurs with it, except those conclusions regarding criminal justice costs related to age-qualified housing units. The increased demand on public services would be a less than significant impact.

## Other Community Services

### Schools

<b>IMPACT PS-23:</b>	Increased demand for public schools
<b>SIGNIFICANCE:</b>	Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measure PS-I (Pay statutory fees to existing school district(s))
<b>Recommended:</b>	None
<b>RESIDUAL SIGNIFICANCE:</b>	Potentially Significant (short-term); Less Than Significant (long-term)

Currently, the proposed project is within the Western Placer Unified School District, the Loomis Union School District and the Placer Union High School District. Figure 6-1 depicts the districts currently covering the site. Age restricted housing is not expected to generate demand for school services. The non-age qualified housing in the Meadows and Ridges areas would potentially generate demand for schools. These include 1,003 housing units as shown in Table 6-8. The table also shows the student population estimated to be generated by the proposed project.

**Table 6-8**  
**Bickford Ranch Student Generation**

School District	Non–Age- Qualified Housing	Student Generation Rate		Projected Students		
		K-8	9-12	K-8	9-12	Total
Western Placer Unified (K-12)	241	0.46	0.2362	111	57	168
Loomis (K-8)	465	0.46		214		214
Penryn (K-8)	297	0.46		137		137
Placer Union (9-12)	762		0.2362		180	180
<b>Total</b>	<b>1,003</b>			<b>462</b>	<b>237</b>	<b>699</b>

**Notes:**

The Loomis Union School District Facilities Master Plan, June 1995, identified different student yield rates on east side of I-80. Housing east of I-80 was established to produce 0.29 students per home and housing west of I-80 produced 0.46 students per home.

Western Placer student generation rates were assumed at the same 0.46 K-8 rate and 0.2362 9-12 rate as used in the other districts.

Sources: Placer Union High School District, Developer Fee Justification Study and Capital Improvement Plan, 1997. Loomis Union School District, Developer Fee Justification Study and Capital Improvement Plan, 1996.

Access to the existing Penryn Elementary School from the project site would be limited by the proposed closure of Clark Tunnel Road just south of the proposed project boundaries. Access to Penryn Elementary School would be through the site to Sierra College Boulevard, then via English Colony Way to Clark Tunnel Road. This travel route would not be optimum because it would lengthen the travel time for students and would increase traffic on Clark Tunnel Road, a relatively winding and narrow roadway. All schools are currently over capacity, as described in Section 6.1.5. However, the Loomis Union School District plans to complete a new facility within 3 miles of the site. Completion of this facility is projected for August 2000. This facility will accept the first elementary school students generated from the proposed project.

It is recommended that the Applicant and the County enter into discussions between Loomis Union School District, Western Placer School District and Penryn School District to adjust existing school district boundaries so that one school district can serve the entire proposed project.

Regardless of where the students are accepted, the school district(s) will require payment of school fees to support upgraded or new facilities to serve the additional school-age population in the proposed project. This mitigation may not provide enough funding to practically address this impact in the short term, because of the complexity of issues requiring solutions (which are not within the Applicant's control), the construction lead time for new facilities, and the unknown requirements for school facilities in the short-term, which is dependent on who buys lots in the Meadows and Ridge areas, and how many buyers will bring school age children with them in the early phases of the proposed project. In the longer term, however, this mitigation would reduce the impact of increased demand for schools to a less than significant impact.

### Fire Protection

<b>IMPACT PS-24:</b>	Increased demand for fire protection service
<b>SIGNIFICANCE:</b>	Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measure PS-J (Donate a site, construct and partially equip a fire station)
<b>Significance After</b>	
<b>Proposed Mitigation:</b>	Less Than Significant
<b>Recommended:</b>	Mitigation Measures PS-K (Establish Fire District jurisdiction and emergency response standards for the project) and PS-L (Pursue single-jurisdiction fire service)
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

Fire protection for the site is currently divided into three agencies. Estimates of the response time from the existing agencies are near or slightly greater than the Placer County recommendation of six minutes. Furthermore, demography of Bickford Ranch may warrant that emergency response and fire response times should be less than the current standards in the surrounding area. It is up to the County to determine the level of service desired to provide this development. An increased standard and decreased response time would be achieved with an on-site station.

The development of the fire station eventually constructed should take into consideration the following:

- Housing for a minimum staff of two persons and fire apparatus;
- A type 1 or 2 (structural) fire engine;
- A type 3 (wildland) fire engine;
- Emergency medical services;
- Pressurized fire protection water system;

- Emergency vehicle access to open space wildland areas;
- Fuels management for the open space areas to reduce wildfire threats;
- Golf course emergency vehicle access; and
- A financial system to fund the above station.

The impact would be less than significant with proposed mitigation. It would be desirable and more efficient if the proposed fire station site were utilized by a fire district that has full jurisdiction of the structural (non-wildland/open space) areas within the project site and included the services and apparatus outlined above. This would require a fire district boundary adjustment and a LAFCO amendment.

<b>IMPACT PS-25:</b>	Potential interference with emergency fire access due to driveways built on steep slopes
<b>SIGNIFICANCE:</b>	Significant
<b>MITIGATION</b>	
<b>Proposed:</b>	Mitigation Measures PS-M (Grade driveways to slopes of 15 percent or less at the time of home construction; a Grading Permit will be required for those identified lots prior to the issuance of a Building Permit); PS-N (Pave driveways with asphaltic concrete or concrete at the time of home construction on driveways with slopes of 16 to 20 percent; a Grading Permit will be required for those identified lots prior to issuance of a Building Permit); and PS-O (Prohibit development on lots with driveway access in excess of 20 percent)
<b>Recommended:</b>	None
<b>RESIDUAL SIGNIFICANCE:</b>	Less Than Significant

The State Fire Safety Standard, as adopted in the County's Land Development Ordinance prohibits unpaved driveways on slopes of 16 percent or greater. Approximately six lots within the Meadows residential area and 102 lots within the Ridges residential area have a natural grade of 15 percent or more, based on current topography (Hayes Land Planning Consultants, 1998). To prevent deviation with State Fire Safety Standard (PRC 4290, Title 14 CCR), as adopted in the County's Land Development Ordinance, unpaved driveways are prohibited on slopes greater than 15 percent. Where this is infeasible, driveways with grades of greater than 15 percent and less than 20 percent should be paved with asphalt concrete or concrete. The Applicant proposes to grade all driveway access to 15 percent or less during roadway grading, where feasible. Where this is infeasible, driveways should be constructed and paved with asphalt concrete or concrete at the same time the grading for roadways occurs. Construction should not be permitted on lots where driveway grades exceed 20 percent. Implementation of the proposed mitigation measures would reduce this impact to less than significant.

#### **Solid Waste**

<b>IMPACT PS-26:</b>	Increased demand for solid waste hauling
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

Table 6-9 estimates the solid waste generated by the proposed project.

Auburn Placer Disposal provides residential and commercial garbage service, debris box service and bluebag recycling to residents and businesses in the project area. The company processes more than 100,000 tons of garbage and recyclable material annually.

The project "full buildout" solid waste generation is estimated at 2,665 tons/year. This represents less than 3 percent of the total solid waste processed by the Auburn Placer Disposal Company and according to the company representatives, this does not represent a significant increase in services and therefore represents a less than significant impact.

**Table 6-9**  
**Estimated Solid Waste Generation**  
**Bickford Ranch Specific Plan**

Land Use	Phase 1	Phase 2	Phase 3	Total
Conventional DU	185	283	535	1,003
Age Qualified DU	426	268	253	947
Total Dwelling Units	612	553	791	1,950
Commercial			50,000 sf	50,000 sf
Solid Waste Gen. (tons/day)	2.21	1.99	3.10	7.30
(tons/year)	807	726	1,132	2,665

Source: GW Consulting Engineers, 1998a



<b>IMPACT PS-27:</b>	Increased demand for solid waste disposal
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

The Western Regional Sanitary Landfill, a Class III, non-hazardous landfill, has capacity for approximately 6,000,000 tons of solid waste with a life expectancy of approximately 20 years. The solid waste generated by this project represents approximately 53,000 tons in the next 20 years. This quantity equals less than one percent of the total remaining capacity and therefore is a less than significant impact on the existing solid waste disposal capacity.

### Telephone/CATV

<b>IMPACT PS-28:</b>	Increased demand for telephone and cable services
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION:</b>	None Warranted

Pacific Bell has indicated that they will request a modification in the existing telephone exchange boundary that runs north/south through the project (see Figure 6-3). They will solicit the California Public Utilities Commission to move the boundary to the east, in order to consolidate the entire project in the Lincoln Exchange.

Initial calculations indicate that the most of the proposed project will achieve density adequate to be classified as a subdivision, therefore putting the responsibility for up-front cost of trench, conduits, manholes, boxes, splicing and cabling on the utility company. Pacific Bell generally prefers all such costs

(plus a CIAC Tax gross-up of 33 percent) on the developer up-front, with the possibility of refund only if the development segments build out sufficiently within three years of the date service is available.

Figure 6-3 depicts the expected telephone feeder conduit and general System Area Interface information obtained from discussions with Pacific Bell.

A private cable company will serve the project site. If Starstream Communications serves the project, it intends to do so with a new fiber line extending overhead on existing utility poles from its Central Office on Delmar Avenue in Rocklin. The line will extend north on Sierra College Boulevard and enter the project underground at Lower Ranch Road. Eventually the system will tie in with the head end and tower located on the east end of the project. Though Starstream has no immediate plans to do so, it eventually could install a telephone switch at the lower location, giving it the ability to compete directly with Pacific Bell. Starstream will provide the fiber/coax system (on-site and off-site) at its cost, and expects the developer to provide the utility's share of the joint trench.

Impacts to television and cable television service would be less than significant.

### 6.3.6 General Plan Consistency

#### Water Supply

The Placer County General Plan policies addressing water supply are identified below, and a determination of the proposed project's consistency is made. The proposed project is consistent with Placer County's water supply policies.

- 4.C.1 The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

*Consistent.*

Adequate surface water, both treated and raw, is available to this project for domestic and irrigation purposes from the Placer County Water Agency.

- 4.C.2 The County shall approve new development based on the following guidelines for water supply:
- a. Urban and suburban development should rely on public water systems using surface supply.
  - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
  - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

*Consistent.*

Placer County Water Agency will supply treated water to the proposed project.

- 4.C.4 The County shall require that water supplies serving new development meet state water quality standards.

*Consistent.*

Placer County Water Agency water supplies meet state water quality standards. Placer County Environmental Health Services will require that all wells be tested to ensure compliance with Title 22 drinking water standards.

- 4.C.6 The County shall promote efficient water use and reduced water demand by:

- a. Requiring water-conserving design and equipment in new construction;
- b. Encouraging water-conserving landscaping and other conservation measures;
- c. Encouraging retrofitting existing development with water-conserving devices; and
- d. Encouraging water-conserving agricultural irrigation practices.

*Consistent.*

The proposed project will utilize water-conserving techniques in all residential, recreational and commercial applications as required by Placer County standards.

### **Wastewater Collection and Conveyance**

The Placer County General Plan policies addressing wastewater are identified below, and a determination of the proposed project's consistency is made. The proposed project is consistent with Placer County's wastewater policies.

- 4.D.1 The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.

*Consistent.*

The project Applicant proposes to design and construct an on-site sewage collection system and off-site pipeline. Wastewater generated by the proposed project is to be treated at the City of Lincoln Wastewater Treatment Plant.

- 4.D.2 The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

*Consistent.*

The City of Lincoln has agreed to provide wastewater treatment services for the proposed project. The planned expansion of the City of Lincoln Wastewater Treatment Plant or proposed new regional wastewater treatment plant will accommodate regional wastewater treatment capacity needs.

- 4.D.3 The County shall discourage extension of sewer service outside of city spheres of influence and *community plan areas*, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.

*Consistent.*

The extension of sewer service outside the City of Lincoln sphere of influence to serve the Bickford Ranch Specific Plan area is consistent with this policy. The substantial public benefit is

derived from the efficient provision of infrastructure to a plan area that was anticipated in the Placer County General Plan (Appendix C).

4.D.4 The County shall promote efficient water use and reduced wastewater system demand by:

- a. Requiring water-conserving design and equipment in new construction;
- b. Encouraging retrofitting with water-conserving devices; and
- c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

*Consistent.*

The proposed project will utilize water-conserving techniques in all residential, recreational and commercial applications as required by Placer County standards.

4.D.6 The County shall promote functional consolidation of wastewater facilities.

*Consistent.*

The City of Lincoln has agreed to provide wastewater treatment services for the proposed project. The planned expansion of the City of Lincoln Wastewater Treatment Plant or proposed new regional wastewater treatment plant will accommodate regional wastewater treatment capacity needs. A regional wastewater treatment plant serving the anticipated and existing development is currently being designed.

## **Electric/Gas/Energy**

The Placer County General Plan policies addressing energy are identified below, and a determination of the proposed project's consistency is made. The proposed project is consistent with Placer County's energy policies.

2.G.1 All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.

*Consistent.*

All structures within the proposed project will comply with the Uniform Building Code, including current state requirements for energy efficiency.

2.G.2 New land use patterns should encourage energy efficiency, to the extent feasible.

*Consistent.*

The proposed project will include policies related to energy management and conservation within the Specific Plan. Energy reduction for cooling would be achieved by shading in parking areas, around buildings and along streets. Energy reduction for heating would be achieved with wind break plantings, building siting to enhance solar heating and energy efficient construction techniques.

## **Parks and Recreation**

The Placer County General Plan policies addressing parks and recreation are identified below, and a determination of the proposed project's consistency is made. The proposed project is consistent with Placer County's parks and recreation policies.

5.A.2 The County shall strive to achieve the following park facility standards:

- a. 1 tot lot per 1,000 residents
- b. 1 playground per 3,000 residents
- c. 1 tennis court per 6,000 residents
- d. 1 basketball court per 6,000 residents
- e. 1 hardball diamond per 3,000 residents
- f. 1 softball/little league diamond per 3,000 residents
- g. 1 mile of recreation trail per 1,000 residents
- h. 1 youth soccer field per 2,000 residents
- i. 1 adult field per 2,000 residents
- j. 1 golf course per 50,000 residents

*Consistent.*

This policy is intended to provide guidance in development of County park and recreation facilities. Please refer to the consistency analysis for Policy 5.A.3.

5.A.3 The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.

*Consistent.*

In order to meet the County standards of 5 acres of improved parkland and 5 acres of passive recreation area for every 1,000 new residents, approximately 22 acres each of active and passive recreation areas are needed for the projected development population of 4,367 persons. The proposed project includes approximately 23.9 acres of land dedicated to park purposes, as well as the golf course. This area includes a contiguous wetland preservation easement in the northern portion of Bickford Ranch Park consisting of approximately 2.62 acres that are not integrated with other park uses. This could be considered a passive use, bringing the total active park acreage to 21 acres, or approximately 1 acre below the requirement identified in this policy. The Placer County Parks and Recreation Department has worked with the Applicant to provide adequate active parks and recreation opportunities within the proposed project, and County staff believes that the plan described in the Specific Plan and this Draft EIR is adequate with regard to both the acreage provided and the mix of recreational opportunities, and meets the intent of this policy. Public passive recreation areas, consistent with County definition, within the project site total 442 acres. The proposed project would be consistent with Placer County General Plan policy 5.A.3. Residual impacts would be less than significant.

5.A.4 The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.

- a. Floodways
- b. Protected riparian corridors and stream environment zones
- c. Protected wildlife corridors
- d. Greenways with the potential for trail development
- e. Open water (e.g., ponds, lakes, and reservoirs)
- f. Protected woodland areas.
- g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.

*Consistent.*

442 acres of the site is planned as passive recreation area. This area is in addition to 15 acres of private easements planned as open space. While some of 442 acres could be defined as buffer area, it far exceeds the 22 acres of required passive park area required by this policy.

- 5.A.5 The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

*Consistent.*

As described above, the project owners propose to dedicate land and develop several park and recreational areas. A CSA from within the Bickford Ranch project would be formed to pay for the County's operation and maintenance costs for all the park facilities that would be under the County's responsibility.

- 5.A.9 The County shall give priority to early acquisition of park sites in newly-developing areas through many means including the use of public financing or land dedication.

*Consistent.*

As described above, the project owners propose to dedicate land and develop several park and recreational areas.

- 5.A.23 The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.

*Consistent.* The proposed project includes approximately 23.9 acres of land dedicated to park purposes, in addition to the golf course. Improvements to park areas are planned and will occur concurrent with development of residential units.

### **Private Recreational Facilities And Opportunities**

- 5.B.1 The County shall encourage development of private recreation facilities to reduce demands on public agencies.

*Consistent.*

A golf course, driving range and associated golf facilities are to be developed in conjunction with the proposed project. A Clubhouse/Recreation Center in the Heritage Ridge community will house a variety of indoor facilities, as well as, tennis courts and a swimming pool.

### Recreational Trails

- 5.C.4 The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County's various *community plans*.

*Consistent.*

18.5 miles of public pedestrian, equestrian paths or trails are planned for the proposed project. Approximately 2 miles of private pedestrian paths are included in the Heritage Ridge community. Class II bike lanes are proposed along both sides of Bickford Ranch Road.

The Placer County General Plan policies addressing other County and community services and facilities are identified below, and a determination of the proposed project's consistency is made. The proposed project is consistent with these policies.

- 4.A.1 Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

*Consistent.*

The proposed Applicant will pay their fair share of the cost of constructing new public facilities to serve this project. In addition, the Applicant proposes the dedication of park areas, open space and a fire station site.

- 4.A.2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The Applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
- b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

*Consistent.*

A fiscal impact analysis has been prepared for this project that concludes that the "development of the Plan Area is expected to yield positive fiscal results to the General and Public Safety Funds combined, the County Road Fund, and Library Fund.

- 4.B.1 The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

*Consistent.*

The proposed Applicant will pay their fair share of the cost of providing County services, by payment of applicable County fees.

- 4.B.2 The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development;

exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

*Consistent.*

The proposed Applicant will construct or pay their fair share of upgrading existing public facilities to serve this project.

- 4.B.3 The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on countywide facilities and services.

*Consistent.*

The proposed Applicant will construct or pay their fair share of the cost of constructing new public facilities to serve this project.

- 4.B.6. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.

*Consistent.*

A fiscal impact analysis has been prepared for this project.

**Law Enforcement**

- 4.H.2 The County Sheriff shall strive to maintain the following average response times for emergency calls for service:

- a. 6 minutes in urban areas
- b. 8 minutes in suburban areas
- c. 15 minutes in rural areas
- d. 20 minutes in remote rural areas

This policy is intended to provide guidance in funding and staffing of County Sheriff services. Please refer to the consistency analysis for Policy 4.H.4.

- 4.H.4 The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

*Consistent.*

The fiscal analysis prepared for this project concludes that expected County revenues in the Public Safety Fund generated by buildout of the proposed project will exceed actual expenses in serving this project.

### **Schools**

- 4.J.10 The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impactation.

*Consistent.*

The project Applicant will pay required school district fees in order to fund adequate school facilities.

- 4.J.11 The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.

*Consistent.*

The project Applicant is also coordinating with the Placer County Board of Education which in turn is coordinating with the affected school districts to identify the school facilities in each district that are available to serve the project's future students.

- 4.J.13 Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

*Consistent.*

The project Applicant is working with area school districts to provide adequate school facilities in advance of the need generated by the proposed project.

### **Fire Protection Services**

- 4.I.1 The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as ISO ratings):

- a. ISO 4 in urban areas
- b. ISO 6 in suburban areas
- c. ISO 8 in rural areas

This policy is intended to provide guidance in establishing standards for fire protection services within the County. Please refer to the consistency analysis for Policy 4.I.3.

- 4.I.2 The County shall encourage local fire protection agencies in the county to maintain the following standards (expressed as average response times to emergency calls):

- a. 4 minutes in urban areas
- b. 6 minutes in suburban areas

- c. 10 minutes in rural areas

This policy is intended to provide guidance in establishing standards for fire protection services within the County. Please refer to the consistency analysis for Policy 4.I.3.

- 4.I.3 The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

*Consistent.*

The project Applicant will dedicate a fire station site on the project site. The Applicant will donate site, construct facility and partially equip the fire station.

- 4.I.9 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the *Uniform Fire Code* and other County and local ordinances.

*Consistent.*

The proposed project will comply with the Uniform Fire Code.

- 8.C.2 The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.

*Consistent.*

Site development conditions will include provisions for a long-term fuel management program on the project site in compliance with Public Resources Code 4290 and local ordinances. Access will be provided to the ravines every 1,000 feet or as agreed to and approved by the CDF. The Applicant intends to seek an exception to the 30-foot sideyard setback requirement for certain "RR" parcels from CDF. Fuel modification zones of 100 feet will be provided around residences. The Homeowners Association and individual homeowners will be responsible for maintaining the clearances in the open space and on private properties, respectively.

- 8.C.3 The County shall require that new development meets state, county, and local fire district standards for fire protection.

*Consistent.*

The proposed project will meet all applicable fire protection standards. A 1.0-acre site accessed off of Lower Ranch Road and adjacent to the road entering the NAPOTS will be donated by the Applicant. The Applicant will retain a County-approved architect to design the facility in accordance with state, county and local fire district standards for fire stations.

- 8.C.4 The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.

*Consistent.*

Please refer to the discussion in Sections 6.1.5 and 6.3.5.

### Landfills, Transfer Stations, And Solid Waste Recycling

4.G.1 The County shall require waste collection in all new urban and suburban development.

*Consistent.*

The proposed project will subscribe to weekly refuse collection.

## 6.4 MITIGATION MEASURES

### 6.4.1 Water

**Mitigation Measure PS-A:** Provide will-serve letter and participate in the Penryn/Lincoln/Sunset pipeline

Mitigation Measure PS-A applies to Impact PS-5.

If the Penryn/Lincoln/Sunset pipeline is constructed by early 2001 as anticipated, the proposed project would not impact the treated water supply. However, if long delays are encountered, the proposed project could cause the hydraulic capacity of existing conveyance systems to reach capacity. To mitigate potential impacts to other customers, PCWA should carefully track the progress of the Penryn/Lincoln/Sunset pipeline project and actual water usage over the next two to three years. If unforeseen delays in design, permitting, or construction of the new pipeline are encountered, then portions of the proposed project may need to be delayed. Building permits for the proposed project should only be issued to the extent that adequate capacity can be assured at the time of actual water service connection. In accordance with Placer County General Plan Policy Number 4.C.1, the Applicant must provide written assurance to Placer County that PCWA is able to meet the project's water demands at the time of service connection. Participating in the construction of facilities that would increase the capacity of the water distribution system would fully mitigate this potentially significant impact, and the residual impact would be less than significant.

**Mitigation Measure PS-B:** Provide water pipeline improvements

Mitigation Measure PS-B applies to Impact PS-6.

The Applicant proposes to design and construct a 16-inch off-site water supply pipeline in accordance with PCWA standards. These standards specify acceptable pipe materials and joint types and require that all treated water pipelines are pressure tested for leakage and breakage at 150 PSI or 150 percent of line pressure, whichever is higher, assuring that there can be no "loose joints" in these lines. Air Vacuum Release Valves are required to be installed at high points in pipelines to automatically expel air from the pipeline and should a loss of pressure occur to automatically let air back into the pipeline so that negative pressures do not occur.

This mitigation measure would therefore reduce the impact to a less-than-significant level.

### 6.4.2 Wastewater

**Mitigation Measure PS-C:** Provide for increased hydraulic loading, maintenance, or special design to prevent odor and blockages in off-site sewer pipelines until flows from other sources are sufficient to ensure adequate velocity, if and when such conditions arise.

Mitigation Measure PS-C applies to Impact PS-8.

The purpose of this mitigation measure is to prevent solids accumulation in the 48-inch sewer pipeline along SR 193 and associated odors should a 48-inch pipeline be constructed rather than a 12-inch pipeline, to satisfy future regional needs as well as those of the proposed project. Depending on economic feasibility, and Placer County design standards, this may be accomplished by:

- hydraulic dosing at proposed pump stations to increase flows,
- maintenance and periodic flushing to remove accumulated solids, or
- other design features approved by Placer County.

Design and construction of the necessary improvements would be the responsibility of the Applicant. However, upon conveyance of the system to either the JPA or Placer County, the new owner would be responsible for operation and maintenance of the facilities to control potential odor impacts. The residual impact would be less than significant.

**Mitigation Measure PS-D:** Prepare and implement traffic and safety plan for maintenance of off-site sewer line

Mitigation Measure PS-D applies to Impact PS-9.

Sewer maintenance will be the responsibility of either the JPA or Placer County, as would implementation of this mitigation measure. To protect public safety during maintenance activities, a traffic and safety plan will be prepared to cover maintenance activities by the agency or jurisdiction responsible for such maintenance. Maintenance crews must follow all applicable Public Works Department procedures for cordoning off work areas and providing signage and traffic diversions to alert motor vehicles. Whenever practical, maintenance within rights of way should be performed during off-commute daylight hours. The residual impact would be less than significant.

**Mitigation Measure PS-E:** Design off-site sewer pipeline per Placer County requirements

Mitigation Measure PS-E applies to Impact PS-10.

The Applicant is responsible for designing and constructing portions of the off-site sewer in accordance with design standards set forth by Placer County. This mitigation measure would reduce potential impacts to surface water to less than significant.

**Mitigation Measure PS-F:** Design off-site sewer pipeline with watertight joints

Mitigation Measure PS-F applies to Impact PS-10.

The Applicant is responsible for designing and constructing portions of the off-site sewer in accordance with design standards set forth by Placer County. This mitigation measure would reduce potential impacts to surface water to less than significant.

**Mitigation Measure PS-G:** Participate in construction of additional wastewater treatment capacity to accommodate projected flows

Mitigation Measure PS-G applies to Impact PS-11.

The City of Lincoln has agreed to provide wastewater treatment services for the proposed project. The existing LWWTP would have to expand to 2.4 mgd as planned to accept the first phase of the proposed project; and if it is expanded to 2.4 mgd as planned, it would be 2003 before the flows from the Bickford

Ranch project and other customers would exceed the available capacity of that plant. Completion of the RWWTP in 2001 would provide the necessary capacity to allow complete buildout of the proposed project. Fees paid by the Applicant for the proposed project and those generated from other approved projects would enable the expansion and new plant, thereby reducing the impact to less than significant.

**Mitigation Measure PS-H:** Issue building permits only when sufficient wastewater treatment capacity exists or will exist at time of sewer connection

Mitigation Measure PS-H applies to Impact PS-11.

Placer County and other local agencies served by the LWWTP should carefully track the progress of WWTP construction for both plants, and coordinate with the City of Lincoln and the JPA to track actual flows to the WWTP(s) over the next four years. Building permits for previously approved projects and the proposed project should only be issued to the extent that sewage treatment capacity is available at the time the permits are issued, or to the extent that adequate treatment capacity can be assured at the time of actual sewer connection. If unforeseen delays in design, permitting, or construction of the WWTP improvements are encountered, then portions of the proposed project may need to be delayed. Preventing construction of facilities that would cause the capacity of the treatment system to be exceeded would fully mitigate this potentially significant impact, and the residual impact would be less than significant. Assurance of adequate wastewater treatment capacity will be provided in writing by the City of Lincoln to Placer County, and will include a statement that current (as of the date of the statement) capacity exists, or that construction is under way (as of the date of the statement) that will provide such capacity.

### 6.4.3 Other County/Community Services

**Mitigation Measure PS-I:** Pay statutory fees to existing school district(s)

Mitigation Measure PS-I applies to Impact PS-23.

The Applicant will pay its pro-rata share of statutory school fees to support upgrade of existing facilities or new facilities to serve the proposed project.

**Mitigation Measure PS-J:** Donate a site, construct, and partially equip a fire station

Mitigation Measure PS-J applies to Impact PS-24.

The Applicant proposes to donate a site for a fire station and to fund the construction of the station through the proposed Community Facilities District or other private future bond sales. Fire protection for the site is currently divided into three agencies. Estimates of the response time (to the site entrance at Sierra College Boulevard) from the existing agencies are near or slightly greater than the Placer County recommendation of six minutes. Demography of project residents warrants that emergency response and fire response times should be less than the current standards in the surrounding area. An increased standard and decreased response time would be achieved with an on-site station.

**Mitigation Measure PS-K:** Establish Fire District jurisdiction and emergency response standards for the project

Mitigation Measure PS-K applies to Impact PS-24.

There are three fire districts involved with this project: the Penryn Fire District, the Placer County Fire District which contracts with the California Department of Forestry (CDF) for the western portion of the

site, and the CDF which is also responsible for wildland fire management. At this time the open spaces and wildlands of the project are the jurisdiction of CDF. The jurisdiction of the proposed development has not yet been resolved. CDF has a contract with Placer County to provide emergency fire and emergency medical service to the non-wildland portions of the County (Guyan, 1998). The Penryn Fire Department is a separate and independent fire protection entity governed by their own board of directors with responsibility for structural and emergency medical services to the eastern portion of this project. It is up to the individual districts to determine the type and level of fire and emergency service to the project.

Since there are no standards established for this project yet, there are no standards for response times, although CDF considers a five minute response to be desirable. Response times will be affected by the proposed closing of Clark Tunnel Road. From the existing Placer County Fire District (contracted CDF) fire station to the entrance of Bickford Ranch at Sierra College Boulevard, the travel is approximately 3.5 to 4.0 miles with a response time of 4 minutes 30 seconds. Additional time would be required to arrive at any particular residence or facility within the development. This additional time would be as much as four minutes to the far eastern portions of the site. It is estimated that the Penryn Fire District has approximately the same response time. The Penryn Fire District might have a shorter but more difficult travel route along English Colony Way. This issue should be settled before final design of the project is complete so that the fire issue may be addressed in a timely and efficient manner. A boundary adjustment for fire district service through LAFCO will be required.

The impact would be less than significant if the proposed fire station site were utilized by a fire district that has full jurisdiction of the structural (non-wildland/open space) areas within the project site. Funding for the additional crew and engine would be provide by the revenues generated by the County and the development.

**Mitigation Measure PS-L:** Pursue single-jurisdiction fire service

Mitigation Measure PS-L applies to Impact PS-24.

The Placer County Office of Emergency Services prefers that a single local fire protection provider be identified to serve the proposed project, rather than have the jurisdiction split between two entities. If the County Fire Department serves the project, the eastern portions of the project will be recommended for detachment from the Penryn Fire Protection District. If the Penryn Fire Protection Department serves the project, the northern and southern portions of the project are recommended to be annexed into Penryn Fire Protection District (see Figure C7-1).

**Mitigation Measure PS-M:** Grade driveways to slopes of 15 percent or less at the time of home construction; a Grading Permit will be required for those identified lots prior to the issuance of a Building Permit.

Mitigation Measure PS-M applies to Impact PS-25.

To prevent deviation from the State Fire Safety Standard, as adopted in the County's Land Development Ordinance (PRC 4290, Title 14 CCR), prohibiting unpaved driveways on slopes greater than 15 percent, the Applicant will provide graded driveway access to all lots at slopes of 15 percent or less, where feasible.

**Mitigation Measure PS-N:** Pave driveways with asphaltic concrete or concrete at the time of home construction on driveways with slopes of 16 to 20 percent; a Grading Permit will be required for those identified lots prior to issuance of a Building Permit.

Mitigation Measure PS-N applies to Impact PS-25.

Where it is infeasible to provide graded driveway access to all lots at slopes of 15 percent or less, the Applicant will provide asphalt concrete or concrete driveways on slopes of greater than 15 percent and less than 20 percent.

**Mitigation Measure PS-O:** Prohibit development on lots with driveway access in excess of 20 percent

Mitigation Measure PS-O applies to Impact PS-25.

The Applicant will prohibit development on all lots with driveway access greater than 20 percent.